



Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Emi Thériault
Planning

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Planning Commission STAFF REPORT

FILE: PLP16-0054
DATE: September 19, 2024
TIME: At or after 1:20 PM
STAFF: Hannah Spencer, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner:	Forestville Planning Association
Applicant:	Lucy Hardcastle, President of Forestville Planning Association
Address:	6990 Front Street and 6720 Hwy 116, Forestville
Supervisorial District(s):	5
APN:	083-270-001 & 083-270-002
Description:	Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and a Phased Use Permit with Design Review for a new public park on a 4.26-acre property.
CEQA Review:	Initial Study/Mitigated Negative Declaration
General Plan Land Use:	Limited Commercial (LC)
Specific/Area Plan Land Use:	None
Ordinance Reference:	Sec. 26- 14 Special Purpose Zones (Planned Community and Public Facilities); Sec. 26-90-070 Local Guidelines/Highway 116 Scenic Corridor; Sec. 26-64-030 Scenic Corridors; Sec. 26-67-010 Oak Woodland and Valley Oak Habitat
Zoning:	PC (Planned Community), LG/116 (Local Area Guidelines/Highway 116), OAK (Oak Woodland), and SR (Scenic Resources)



Recommendation

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt a Mitigated Negative Declaration and approve the request for a Zone Change, General Plan Amendment, and Use Permit with Design Review.

EXECUTIVE SUMMARY

The project is in downtown Forestville, adjacent to Highway 116, on a 4.26-acre property. Forestville Planning Association, a 501(c)(3) non-profit charitable corporation, currently owns and operates the project site as an unimproved community park with picnic tables, gravel-parking area, park signs, natural resource preservation, and a gathering area for approximately 20 annual community events, as well as a trailhead to the Sonoma County Regional Park's West County Bike Trail.

In 2013, the Sonoma County Agricultural Preservation and Open Space District (District) granted Matching Grant Program funds to FPA for acquisition of the property. In exchange, FPA conveyed a Conservation Easement and Recreation Covenant to the District which currently limit the use of the property to natural resource preservation and public outdoor recreation (documents recorded O.R. #2013-110043 and #2013-110044). The Recreation Covenant compliments the Conservation Easement by assuring the continued and perpetual public outdoor recreational use of the property consistent with the Conservation Easement.

In 2017, FPA submitted File No. PLP16-0054 requesting a rezone from Planned Community to Public Facilities, and General Plan Amendment from Limited Commercial to Public and Quasi Public, and a Use Permit with Design Review for a new public park to be completed in two phases. The project will provide urban open space with opportunities for public recreational amenities and oak woodland/wetland preservation areas. Proposed Park improvements include a new picnic area, amphitheater and plaza gathering area for up to 20 annual community events with a maximum of 200 attendees, improved pathways and sidewalks, bicycle parking spaces at the West County Trailhead, a public restroom and parking lot for 17 vehicles. Hours of operation will be Sunrise to Sunset, 7 days per week.

Permit Sonoma determined that the project would be evaluated under a Mitigated Negative Declaration (MND). In July 2024, staff prepared the MND in accordance with Sections 15120-15132 of the CEQA guidelines. All significant environmental effects were found to be reduced to less than significant with mitigation measures and no alternatives were associated with the proposed project.

Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the following:

1. General Plan Amendment from Limited Commercial to Public and Quasi Public
2. Rezone from Planned Community to Public Facilities
3. Use Permit with Design Review



PROJECT SITE AND CONTEXT

Background

The project is in downtown Forestville, adjacent to Highway 116. The project site currently operates as an unimproved community park, gathering area for community events, and trailhead to the Sonoma County West County Trail. The site consists of a single legal parcel 4.26-acres in size and is identified by two Assessor Parcel Numbers (APN 083-270-001 & -002). A 1992 Minor Subdivision, File No. MNS87-426, created the project property and in 2016, Lot Line Adjustment File No. LLA15-0044 modified the property line boundaries to its current configuration.

In 2007 and 2010, the Board of Supervisors adopted Mitigated Negative Declarations and conditionally approved two projects (tentative map and precise development plan) for the site and surrounding properties under File No. PLP06-0076 and PLP07-0062. Although the General Plan Amendment and Zoning Change requests associated with the 2007 applications completed, the conditions of approval for both development proposals expired, and the associated tentative maps did not record. As a result, the project property is zoned Planned Community and there is no precise development plan established for the project property.

In 2013, the Sonoma County Agricultural Preservation and Open Space District (District) granted Matching Grant Program funds to the Forestville Planning Association (FPA) for acquisition of the property. In exchange, FPA conveyed a Conservation Easement and Recreation Covenant to the District which currently limit the use of the property to natural resource preservation and public outdoor recreation (documents recorded O.R. #2013-110043 and #2013-110044). The Recreation Covenant compliments the Conservation Easement by assuring the continued and perpetual public outdoor recreational use of the property consistent with the Conservation Easement.

In 2017, FPA submitted the subject use permit application File No. PLP16-0054 with additional buildings for community workshops and gathering spaces. In 2018, the Design Review Committee held a public meeting and provided preliminary design review comments on the original project plans. During environmental review on the project, seasonal wetlands were discovered on the property and as a result FPA reduced the overall project scope and redesigned the project to avoid wetlands. Permit Sonoma re-referred the revised application in 2021.

In 2023, the applicants completed an Amendment to the District's Conservation Easement to reflect a realigned building envelope consistent with the current project site plan (document recorded under O.R. #2023-025707).

Over the years, FPA has operated the project property as an unimproved community park with picnic tables, gravel-parking area, park signs, natural resource preservation, and a gathering area for approximately 20 annual community events. FPA contracts with a local maintenance company for weekly trash pick-up and seasonal mowing. Since 2019, the project site has also served as an official trailhead to the Sonoma County Regional Park's West County Bike Trail.

Area Context and Surrounding Land Uses

The park Property is located in downtown Forestville within the Urban Service Area.

Direction	Land Uses
North	Highway 116 borders the northern property boundary. Lands to the north are zoned Limited Commercial and are developed with commercial buildings on parcels ranging from .1 to 3 acres in size.
South	Lands to the south are split zoned Rural Residential / Agricultural Services and are planted in vineyard on parcels ranging from 16 to 40 acres in size.
East	Lands to the east are zoned Limited Commercial and Limited Urban Industrial. These parcels are developed with commercial buildings, residences, and a mini-warehouse storage building on parcels ranging from .1 to 3 acres in size. The West County Trail connects at the southeastern corner of the property.
West	Vineyards; the adjacent undeveloped western parcel is currently zoned Planned Community and LG/116 SR combining district (Local Guidelines/116 Scenic Resources).

Significant Applications Nearby

The Applicant is coordinating with Sonoma Public Infrastructure with regards to frontage improvements planned through the downtown Forestville corridor.

Access

The Forestville Downtown Park is located on State Highway 116. Entry and exit into the parking lot is from Highway 116. A parking lot is proposed at front of the park with 1 ADA accessible van parking space and 16 9' by 18' parking spaces for a total of 17 spaces. In addition, a bike parking area for 24 bicycles is proposed along the existing West County Trail near Highway 116. New sidewalks will provide ADA-compliant pathways to the restrooms and an accessible ADA picnic table within the picnic area. There will be a relocated bus pullout along Highway 116 with a bus shelter so visitors can continue to use the transit system. In addition, the West County Regional Trail is located on the southern border of the project site so visitors can ride their bikes or walk to and from the park from areas outside Forestville. A pedestrian pathway provides internal circulation between Highway 116 and the West County Regional Trail.

Wildfire Risk

The project is in a Local Responsibility Area and is outside of the wildland high and very high fire hazard zones mapped by Wildland Fire Hazard Areas Figure PS 1-g of the Sonoma County General Plan 2020. The project is in a relatively flat area and surrounded by the urban area of downtown Forestville, residences, and vineyard. The County Fire Prevention Division conditioned the project to comply with the following design standards:

- a. **Access roads:** minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
 - i. Residential and Commercial Roads 20 feet in width required.
 - ii. Driveways must have minimum 12 feet in width required.
- b. **Premises Identification and Road Naming:** Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
- c. **Gates:** Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
- d. **Water Supply:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.



- e. **Building Features:** Fire sprinklers and fire alarm system may be required based on existing and new use.

There is no separate emergency evacuation plan for the County. Furthermore, the project would not cause an interference with emergency evacuations. County Fire Prevention is requiring that the Owners and Operators provide a written “Fire Safety and Evacuation Plan” (as required by Section 403 and 404 of the California Fire Code) to Sonoma County Fire for approval. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.

Water/Wastewater/Utilities

A Will Serve letter from the Forestville Water District, dated August 3, 2021, states the property is located within the boundary of the Forestville Water District and the “Urban Service Boundary” for the Forestville Water District Sewer Service Zone. Therefore, subject to their rules and regulations, the parcel can be served by and adequate volume is available from their existing water distribution system and sewer collection system. A waste disposal company is currently serving and will continue to serve the site. A new permanent trash enclosure is proposed.

Agricultural Conditions/Land Encumbrances/Contracts

The site consists of a single legal parcel comprised of two Assessor Parcel Numbers (APN 083-270-001 & -002) and is encumbered by a Conservation Easement and Recreation Covenant held by Sonoma County Agricultural Preserve and Open Space District. The Conservation Easement and Recreation Covenant currently limits the use of the property to natural resource preservation and public outdoor recreation (documents recorded O.R. #2013-110043 and #2013-110044). The Recreation Covenant compliments the Conservation Easement by assuring the continued and perpetual public outdoor recreational use of the property consistent with the Conservation Easement.

The property is also encumbered by a variety of other easements, including: a public trail and trailhead easement benefiting the County; a 20-foot wide storm drain easement along the southeastern property line; a 10-foot wide utility easement along the northeastern property line; a 20-foot slope easement along the southern property line; and 20-foot wide general right of way easement benefiting the adjacent RYME Winery property, located along the property’s eastern property line (#2012-053126). The right of way easement is to be abandoned upon acceptance of an approved alternate access.

Other Environmental Conditions

A 2018 biological survey was conducted by LSA for the adjacent West County Bike Trail Extension commissioned by Sonoma County Regional Parks. The LSA study identified potential Section 404 waters of the United States within the West County Trail Extension study area and project site totaling 1.04 acres. The wetlands were later verified. All the jurisdictional Section 404 Waters of the U.S. on the project site are being preserved and all proposed improvements meet a 40-foot setback from the wetlands. On November 19, 2021, the San Francisco District, U.S. Army Corps of Engineers confirmed the Corps has no concerns with the revised (2021) project site plan.



PROJECT DESCRIPTION

A Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation and Use Permit with Design Review for a new public park to be completed in two phases. The project will provide urban open space with opportunities for public recreational amenities, including: a picnic area for 6 tables; an amphitheater with covered stage and sound wall; a plaza gathering area for up to 20 annual community events with a maximum of 200 attendees, ranging in duration from 1 hour to 6 hours long with amplified music and speech. The project site will be improved with pathways and sidewalks; 24 bicycle parking spaces at the West County Trailhead; a structure for public restrooms and storage; drinking fountain and seating; a parking lot for 17 vehicles and one ADA accessible space; drainage features; relocated bus stop with a new shelter; trash cans and trash storage area; information kiosk and donor plaque displays; oak woodland and wetlands preservation areas. Hours of operation will be Sunrise to Sunset, 7 days per week.

Event Type	Frequency	Estimated Number of Attendees	Amplified Music/Speech
Farmers' Market	Seasonal (16 weeks)	100-150	Yes
Christmas Tree Lighting	1 per year	100	Yes
Fundraisers	4 per year	50-150	Yes
Business Exposition	1 per year	100-150	Yes
School Field Trips	4 per year	20-40	No
Other Events (e.g. community events, flea markets, sponsored events)	4 to 9 per year	50-100	Yes, depending on the event

Project Phasing

- Phase I (2 years) — Utilities, bus stop, sidewalk, and frontage improvements.
- Phase II (3 years) — Parking lot, picnic area and connecting pathways, gathering area and amphitheater, restroom / storage building and landscaping improvements.

Project History

The table below summarizes key project milestones and events.

Date	Project Event/Milestone
5/2/2017	Application submitted
5/12/2017	Referral to prominent agencies
5/19/2017	Early Neighborhood Notification
4/18/2018	Design Review Committee public meeting
6/17/2021	Revised application submitted
11/2/2021	Referral to prominent agencies
4/6/2022	Application complete for processing
4/2022-6/2024	Cultural/Historical Consultation Requests and response
7/26/2024 – 8/26/2024	Mitigated Negative Declaration (MND) circulated for public review and comment
9/9/2024	Notice of Planning Commission Hearing

General Plan and Area Plans

The project proposes a General Plan Amendment to change the site from Limited Commercial to Public and Quasi Public. Per the redesignation criteria identified in the Public and Quasi Public Land Use Policy of the Land Use Element, amendments to add the Public and Quasi Public designation must meet all of the following:

- (1) Ownership or long term lease by a government agency, other non profit entity or public utility,
- (2) Adequate road access,
- (3) Lands are not suitable for and will not adversely affect resource production activities, and
- (4) Any applicable Land Use Policies for the Planning Area

There are no Area Plans applicable to the project.

Zoning

The table below summarizes the development standards that apply to the site as outlined in the Sonoma County Zoning Ordinance, the existing and proposed development, and whether the project is consistent with the Zoning Ordinance.

Standard	PF Ordinance	Existing Condition	Proposed Project
Residential Density	Not permitted	No dwellings	None
Minimum Lot Size	6,000 sq. ft.	4.26-acres	No change
Front Setbacks	20' Front property line; 45' street centerline	No structures	40' Front property line; 55' street centerline
Side Setback	5'	No structures	Over 50'
Rear Setback	20'	No structures	Over 300'
Height	35' Main building; 15' accessory building	No structures	15' (new restroom) and 14' (covered amphitheater)
Maximum Lot Coverage %	40% (or 74,226 sq. ft.)	Approximately 1,500 sq. ft. (existing shed)	Approximately 2,000 sq. ft. (new restroom building and covered amphitheater)
Parking Spaces	To be determined by decision making body; Article 86 does not list public parks	Unimproved parking lot with capacity for approximately 20-30 vehicles	17 Improved parking spaces

Other Development Regulations or Guidelines

Sec. 26-90-070 Local Area Development Guidelines for Highway 116:

The Local Guidelines require consistency with the Highway 116 Scenic Corridor Study which provides for the protection and enhancement of the scenic corridor along State Route 116 in Sonoma County. The study calls for minimizing tree removal and evaluating use permits for visual impacts to help assure that the scenic qualities of the corridor are maintained.

Sec. 26-64-030 Scenic Corridors:

The purpose of the Scenic Corridor combining zone is to preserve the visual character and scenic resources of lands in the county and to implement the provisions of Section 2.3 (Scenic Corridors) of the general plan open space element. The project is in an Urban Service Area and therefore not subject to the 200-foot Scenic Corridor setback for new structures.



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Sec. 26-67-010 Oak Woodland and Valley Oak Habitat:

The purpose of this article is to advance the protection, preservation, and enhancement of oak trees and oak woodlands in Sonoma County for the benefit of present and future generations and to implement Sonoma County General Plan Policies OSRC-7l, related to oak woodlands, and OSRC-7m, related to valley oak habitat.

Article 86 Parking Regulations:

Sec. 26-86-010 of the Zoning Code allows the Planning Commission to determine the vehicular and bicycle parking requirements for all uses not specifically enumerated in the Parking Regulations. Parking Regulations also allow for reduced parking standards when it has been satisfactorily demonstrated to the decision-making body that fewer spaces will adequately serve the specific use or that the applicant has encouraged transit opportunities through one (1) or more of the following:

- (1) Participation in a comprehensive travel demand management (TOM) program including, but not limited to, provision off/ex-time, carpooling, and transit passes such that VMT generated by the project is reduced;
- (2) Provision of transit stops and/or turnouts developed in cooperation with and approved by Sonoma County Transit;
- (3) Provision of amenities for bicyclists, bus riders, carpoolers and pedestrians beyond those required by this section.

ANALYSIS

General Plan Consistency

The project is consistent with the intent of the Public and Quasi Public (PQP) land use designation of the General Plan. This category provides sites that serve the community, including community parks. Amendments to add this designation must be owned or operated by government agencies, non-profit entities, or public utilities; must have adequate road access, be consistent with any applicable land use policies for the Planning Area and involve lands that are not suitable for, or affect, resource production activities. The project property meets the PQP designation criteria as: the site is owned and operated by the Forestville Planning Association, a 501(c)(3) non-profit charitable corporation; the site has direct access off Highway 116; there are no Area or Specific Plans applicable to the site; the site is located in an Urban Service Area within downtown Forestville and has been managed as an unimproved community gathering space, as well as a trailhead to the West County since 2019.

The project is consistent with various objectives and policies of the General Plan Land Use Element, including Objective LU-15.4 which provides for maintaining the "rural village" character of Forestville through design and development standards that support small scale development with substantial open space and native landscaping. Additionally, the project supports goals and objectives of the Public Facilities and Services Element that call for providing community parks and trails as needed in urban areas, encouraging outdoor recreation, and conserving natural and cultural resources (Policy 3.1, Objective PF-2.1, Policy PF-2d). The proposed community park is in downtown Forestville which is convenient to residents living in the surrounding urban area. It provides an area to picnic and participate in community fundraisers and Farmer's Markets and provides access to the West County Trail along with bicycle parking. The transit stop at the front of the property on Highway 116 allows a convenient way for visitors to use public transportation to travel to and from the park.



The project parcel and the adjacent property to the west (APN 083-270-003) are subject to Policy LU-15t which assigns a potential density of up to 51 units.

Policy LU-15t Background:

In 2007, the Board of Supervisors adopted a Mitigated Negative Declaration and conditionally approved planning project PLP06-0076 for the subject site and three adjacent parcels (APN 083-270-001, -002; 084-031-072, -071). PLP06-0076 resulted in a General Plan Amendment with a General Plan Special Area Policy for a transfer of density (Policy LU-15t); a zone change to the Agricultural Services B7 district (on Lot 2) and the Rural Residential B7 district; and a Major Subdivision of 62 acres creating 11 lots ranging in size from 1.22 acres to 40 acres. As a result, the density from APNs 084-031-072 and -071, (51 dwelling units), was shifted to the subject park property and the adjacent property to the west. However, in 2016, the conditions of approval for PLP06-0076 expired and the tentative map did not record.

In 2010, the Board of Supervisors adopted a Mitigated Negative Declaration and conditionally approved a planning project PLP07-0062 for the subject site and the adjacent parcel to the west. PLP07-0062 proposed a plan that offered at least 51 dwelling units (in compliance with the density transfer resulting from PLP06-0076) and amended the Land Use Limited Commercial, a rezone to PC (Planned Community); a Major Subdivision creating eight parcels; and a Use Permit for a Precise Development Plan for a 51-unit mixed residential/commercial use project. In 2014, the conditions of approval for PLP07-0062 expired and the tentative map did not record.

Although the latest subdivision project expired, the General Plan and Zoning Database were updated to reflect the amendments requested under PLP07-0062 and the density transfer. Since 2010, all four parcels involved in the two planning projects have transferred ownership. In 2013, FPA granted a Conservation Easement and assigned development rights to the Sonoma County Agricultural Preservation and Open Space District. The conservation easement prohibits residential, commercial and industrial use of the property. Therefore, the 51-unit density transfer resulting from the previous subdivision proposals and general plan amendments now solely apply to the adjacent property to the west (APN 083-270-003).

Zoning Consistency

Public Facilities Zoning:

The project proposes to rezone the property to Public Facilities (PF) zoning. The purpose of the Public Facilities (PF) zone is to provide sites to serve the community or public need and to protect these sites from encroachment of incompatible uses. The project includes a request for a General Plan Amendment to the Public and Quasi Public land use designation consistent with zoning and General Plan land use policy.

Public Facilities zoning allows with use permit approval, public and private facilities for neighborhood or community use for outdoor sports and recreation activities, where the facilities are oriented more toward participants than spectators. This use includes athletic/sport field, tennis and other sport courts, swimming pools, playgrounds with children's play equipment, picnicking and open space areas. Sec. 26-22-110 of the Zoning Code lists no specific standards for parks and playgrounds in PF zoning. The project is consistent with Public Facilities zoning as the request includes a Use Permit to improve an existing community park property in downtown Forestville by providing picnicking areas, a new amphitheater and plaza gathering area for annual community events, pathways and sidewalks; bicycle parking spaces at the West County Trailhead; public restrooms and other related park facilities, as well as oak woodland and wetlands preservation areas.



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Additionally, the proposed project is consistent with the development standards of the Public Facilities zoning district, as shown in the zoning table provided in the above project description.

Combining Zones:

Three combining zones would remain on the site including Local Area Develop Guidelines for Highway 116, Scenic Resources, and Oak Woodland. The project complies with the requirements of these combining districts as the project does not result in any impacts to historic structures, there are a limited number of small new structures with a maximum height of 15 feet, there is no tree removal, and park improvements are designed to connect to an existing public bike path and protect the onsite oak woodlands, grassland, and wetlands.

To ensure compliance with the Oak Woodland combining zone, a mitigation measure has been incorporated into the project requiring the applicant provide a final landscape plan demonstrating compliance with the County's Tree Protection and Oak Woodland Ordinances, including tree protection.

To ensure compliance with the Zoning Code's criteria for developing in a Scenic Corridor and within the Local Area Development Guidelines for Highway 116, a mitigation measure has been incorporated into the project requiring final design review on the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plans prior to any grading and building permit issuance.

Parking Regulations

A parking lot is proposed at the front of the park with one ADA accessible van parking space and 16 9' by 18' parking spaces for a total of 17 spaces. The proposed parking lot was sized to minimize impact on the site and to accommodate the approximate number of people using the park on a daily basis. In addition, a bike parking area for 24 bicycles is proposed along the existing West County Trail near Highway 116.

Based upon the maximum number of guests requested for the use permit (200 attendees), the number of parking spaces required using standard conditions of approval for event permits (a calculation of 2.5 persons/vehicle), the project's largest event would require 80 parking spaces. Staff recommends the Planning Commission consider allowing reduced onsite parking under Sec. 26-86-010 of the Zoning Code for the following reasons:

- The project includes improving a relocated bus stop with a new shelter and connecting the bus stop to sidewalks and park pathways.
- The project proposes 24 bicycle parking spaces which exceeds the minimum 16 bicycle parking space requirement based on 80 vehicles.
- Event attendees are expected to utilize the onsite parking lot (approximately 42 people), the bike path/trailhead and onsite bicycle parking racks (estimated 24 or more people), on-street parking in downtown Forestville (75 or more people), public transportation and ridesharing companies, and overflow parking available at nearby businesses that have an agreement with FPA (75 or more people).
- The applicant has existing overflow parking agreements with the adjacent RYME Tasting Room property (6450 1st Street, Forestville) and the Food For Thought property (6550 Railroad Ave., Forestville). Together, these properties can accommodate overflow parking for approximately 30-40 vehicles.



Environmental Analysis

The proposed project has been analyzed under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, California Code of Regulations. Staff has determined that the project is subject to the California Environmental Quality Act. Based on application materials provided by the applicant and technical specialists, an Initial Study was completed. As a result of the Initial Study, it was determined that project impacts could be mitigated to a less than significant level, and so a Mitigated Negative Declaration was drafted for the project. Staff published the Mitigated Negative Declaration (MND) for public review and comment from July 26, 2024 through August 26, 2024. Agency comments were received from California Department of Transportation (Caltrans), Sonoma County Agricultural Preservation and Open Space District (SCAPOS), State Water Resources Control Board, and Sonoma County Water Agency. As a result, staff updated the draft Conditions of Approval to require the applicant obtain authorizations from Caltrans and SCAPOS prior to project construction. The MND finds that potential environmental impacts have been fully mitigated to less-than-significant levels. Mitigation measures for these potential impacts are detailed in the Mitigated Negative Declaration and have been incorporated into the Conditions of Approval.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation” as indicated in the Initial Study and in the summary table below.

Topic Area	Abbreviation	Yes	No
Aesthetics	VIS	X	
Agriculture & Forestry Resources	AG		X
Air Quality	AIR	X	
Biological Resources	BIO	X	
Cultural Resources	CUL	X	
Energy	ENERGY		X
Geology and Soils	GEO		X
Greenhouse Gas Emission	GHG		X
Hazards and Hazardous Materials	HAZ		X
Hydrology and Water Quality	HYDRO		X
Land Use and Planning	LU		X
Mineral Resources	MIN		X
Noise	NOISE	X	
Population and Housing	POP		X
Public Services	PS		X
Recreation	REC		X
Transportation	TRANS		X
Tribal Cultural Resources	TCR	X	
Utilities and Service Systems	UTL		X
Wildfire	FIRE		X
Mandatory Findings of Significance	MFS		X

For more detailed analysis and the prescribed mitigation measures for the topic areas that may have impacts that are “Less than Significant with Mitigation”, please refer to the corresponding sections of the CEQA Initial Study (Mitigated Negative Declaration) for the project:

Section 1: Aesthetics: pages 17-19



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Section 3: Air Quality: pages 20-22
Section 4: Biological Resources: pages 22-32
Section 5: Cultural Resources: pages 32-34
Section 7: Noise: pages 46-50
Section 10: Tribal Cultural Resources: pages 55-57

NEIGHBORHOOD/PUBLIC COMMENTS

One public comment has been received in support of the proposed project. No public comments opposing the project have been received to date.

RECOMMENDATIONS

Preceding Review Authority Recommendation

The Design Review Committee (DRC) supports the overall original design concept provided that the requested responses to comments and revisions are made and submitted for Final Design Review.

Staff Recommendation

Staff recommends that the Planning Commission adopt the attached resolution recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the requested zone change, general plan amendment, and use permit.

ATTACHMENTS

1. Draft PLP16-0054 Planning Commission Resolution
2. Draft PLP16-0054 Use Permit Conditions of Approval
3. Draft PLP16-00545 Board of Supervisors Ordinance
4. PLP16-0054 Applicant Proposal Statement
5. PLP16-0054 Site, Grading, and Planting Plans
6. PLP16-0054 Architectural Plans
7. PLP16-0054 Proposed Mitigated Negative Declaration
8. PLP16-0054 Attachments to Proposed Mitigated Negative Declaration
9. PLP16-0054 Design Review Committee 2018 Record of Action with original Project Plans
10. Public Comments

Resolution Number 24-12

County of Sonoma
Santa Rosa, California

September 19, 2024
PLP16-0054

Hannah Spencer

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND USE PERMIT AS REQUESTED BY FORESTVILLE PLANNING ASSOCIATION, FOR PROPERTY LOCATED AT 6990 FRONT STREET AND 6720 HIGHWAY 116, FORESTVILLE CA; APNs 083-270-001 AND 083-270-002.

WHEREAS, the property owner, Forestville Planning Association, filed an application with the Sonoma County Permit and Resource Management Department requesting a Zone Change from the PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, a General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and a phased Use Permit for a new public community park with public recreational amenities, 20 annual community events with a maximum of 200 attendees, and oak woodland and wetland preservation areas. Located at 6990 Front Street and 6720 Highway 116, Forestville CA; APNs 083-270-001 and 083-270-002. Supervisorial District No. 5 ("the Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on September 19, 2024, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors adopt the Mitigated Negative Declaration. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The project is consistent with the intent of the Public and Quasi Public (PQP) land use

designation of the General Plan. This category provides sites that serve the community, including community parks. Amendments to add this designation must be owned or operated by government agencies, non-profit entities, or public utilities; must have adequate road access, be consistent with any applicable land use policies for the Planning Area and involve lands that are not suitable for, or affect, resource production activities. The project property meets the PQP designation criteria as: the site is owned and operated by the Forestville Planning Association, a 501(c)(3) non-profit charitable corporation; the site has direct access off Highway 116; there are no Area or Specific Plans applicable to the site; the site is located in an Urban Service Area within downtown Forestville and has been managed as an unimproved community gathering space, as well as a trailhead to the West County since 2019. The previous subdivision project proposal File No. PLP07-0062 expired, however the General Plan and Zoning Database were updated to reflect the amendments requested under PLP07-0062, including General Plan Policy LU-15t which allows for a 51-unit density. Since 2013, the subject park property has been encumbered by a Conservation Easement recorded under O.R. #2013-110043 which prohibits residential, commercial and industrial use of the property. Therefore, the Policy LU-15t solely applies to APN 083-270-003.

2. The project is consistent with Zoning Code standards, as a community park is a conditionally permitted use at the proposed rezoned location.

The proposed General Plan Amendment from Planned Community to Public Facilities is in the public interest because it would facilitate the development of a project that is otherwise consistent with the policies of the General Plan and standards of the Zoning Ordinance. Specifically, the amendment will facilitate development of an urban open space with opportunities for public gathering and public recreational amenities, oak woodland and wetlands preservation areas, an improved trailhead to the Sonoma County West County Trail, a public restroom, bicycle parking spaces, and a relocated bus stop with a new shelter in downtown Forestville, for the benefit of the surrounding community.

3. The project is consistent with the requirements of CEQA. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been prepared in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The use, as conditioned, is consistent with the zoning district in which it is located.
 - b. The use, as conditioned, will not have an adverse environmental impact.
 - c. Based upon the information contained in the Initial Study included in the project file, all the mitigation measures have been identified and incorporated

into the project and/or the conditions of approval.

- d. The project includes development of an urban open space with opportunities for public gathering and recreational amenities, oak woodland and wetlands preservation areas, an improved trailhead to the Sonoma County West County Trail, a public restroom, bicycle parking spaces, and a relocated bus stop with a new shelter in downtown Forestville.
- e. The project will offer right-of-way to the State of California or the County of Sonoma, of sufficient width to accommodate the frontage improvements planned through the Forestville corridor.
- f. The project will pay traffic mitigation fees to help address area wide service needs.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Amendment, Zone Change, and Use Permit subject to the conditions in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department "Permit Sonoma" addressed 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Ocana, who moved its adoption as recommended with modified conditions that require a minimum of 2 ADA parking spaces and loading signage for special events. Seconded by Commissioner Marquez, and adopted on roll call by the following vote:

Commissioner Carr	Absent
Commissioner Reed	Aye
Commissioner Ocana	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

SONOMA COUNTY BOARD OF SUPERVISORS
Draft Conditions of Approval
Exhibit A

Staff:	Hannah Spencer	Date:	September 19, 2024
Applicant:	Lucy Hardcastle, FPA President	File No.:	PLP16-0054
Owner:	Forestville Planning Association	APN:	083-270-001, -002
Address:	6990 Front St. & 6720 Hwy 116, Forestville		

Project Description:

A Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and Use Permit with Design Review for a new public park to be completed in two phases. The project will provide urban open space with opportunities for public recreational amenities, including: a picnic area for 6 tables; an amphitheater with covered stage and sound wall; a plaza gathering area for up to 20 annual community events with a maximum of 200 attendees, ranging in duration from 1 hour to 6 hours long with amplified music and speech. The project site will be improved with pathways and sidewalks; 24 bicycle parking spaces at the West County Trailhead; a structure for public restrooms and storage; drinking fountain and seating; a parking lot for 17 vehicles and one ADA accessible space; drainage features; relocated bus stop with a new shelter; trash cans and trash storage area; information kiosk and donor plaque displays; oak woodland and wetlands preservation areas. Hours of operation will be Sunrise to Sunset, 7 days per week.

Event Type	Frequency	Estimated Number of Attendees	Amplified Music/Speech
Farmers' Market	Seasonal (16 weeks)	100-150	Yes
Christmas Tree Lighting	1 per year	100	Yes
Fundraisers	4 per year	50-150	Yes
Business Exposition	1 per year	100-150	Yes
School Field Trips	4 per year	20-40	No
Other Events (e.g. community events, flea markets, sponsored events)	4 to 9 per year	50-100	Yes (case by case basis)

Project Phasing

- Phase I (2 years) — Utilities, bus stop, sidewalk, and frontage improvements.
- Phase II (3 years) — Parking lot, picnic area and connecting pathways, gathering area and amphitheater, restroom / storage building and landscaping improvements.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

FEES:

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,764.00 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,814.00 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
3. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$3,332.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
4. Construction of new or expanded non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

GENERAL:

5. This project shall be constructed and maintained in conformance with the project description and project plans located in File No. PLP16-0054, and as modified by these Conditions of Approval.
6. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.
7. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

8. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
9. Project Phasing: Phase I construction shall be completed within 2 years after the date of Use Permit approval; Phase II construction shall be completed within 5 years after the date of Use Permit approval.
10. In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.
11. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

PERMIT SONOMA BUILDING:

12. The applicant shall apply for and obtain building related permits from Permit Sonoma for the new assembly structure, public restrooms, parking area, bus stop, trail head and bike staging, music stage, gathering area and amphitheater, kiosk, gazebo, storage shed, outdoor seating and picnic areas, pathways, water feature, and associated site improvements. Construction inspections shall occur and the building permits finalized (or approved for occupancy) prior to occupancy of the new structures.

13. The project shall be designed and justified to meet or exceed all requirements of the currently applicable versions of the California Building Code (CBC), California Energy Code (CEC), California Plumbing Code, California Fire Code (CFC), California Mechanical Code (CMC), California Green Building Standards Code (CALGreen), the Sonoma County Code (SCC), and all applicable referenced standards within these documents.
14. The proposed Cover Sheet(s) for plan sets for the applicable Building Permit applications shall clearly state the proposed occupancy classifications, type of construction, proposed square footages, all intended uses, and be provided with a sheet index listing all sheets within the plan set.
15. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the uses for which the room or space will be occupied.
16. The foundation designs of all proposed structures shall be based on a geotechnical investigation, in accordance with CBC Sections 1803.3 through 1805.5. The written report of the geotechnical investigation shall be in accordance with CBC Section 1803.6.
17. Minimum plumbing facilities, per the California Plumbing Code (CPC), shall be provided for all proposed building and exterior areas, based on all proposed uses.
18. The California Business & Professions Code requires plans and calculations affecting structural elements to be prepared by California licensed design professionals (architects, engineers). The owner shall designate a registered design professional in responsible charge for the proposed construction. That individual shall be responsible for reviewing and coordinating submittal documents prepared by others.
19. If plan check comments are not adequately addressed during the first two rounds of plan check comments, additional plan check fees may be assessed on an hourly basis to continue the review and approval process subject to the discretion of the Plans Examiner.
20. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction, exterior routes of travel, accessible parking, and other accessible elements, **but in no case should less than 2 accessible parking spaces be provided.** Where more than one route **of travel** is provided, all routes must be accessible; although general circulation paths shall be permitted when located in close proximity to an accessible route.
21. All digital sheets of plans and all supporting documentation shall be stamped and signed by the responsible design professional(s), in accordance with the California Business and Professions Code requirements.

22. If any changes are made to plans, drawings, documents or specifications after the initial plan check has been approved, these changes shall be brought to a Permit Technician and the applicant will be routed to appropriate divisions within Permit Sonoma for review and approval prior to any construction or improvements. These changes shall be reviewed by all divisions involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change. Additional permit fees may be applied for proposed changes to any buildings use(s) and/or footprint, and additional plan check fees will be assessed on an hourly basis for review and approval of these changes.

PERMIT SONOMA PROJECT REVIEW-HEALTH:

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

23. Connection shall be made to public sewer and water. Prior to building permit issuance and vesting the Use Permit the applicant shall submit a "Will Serve Letter" for water and sewer to the Project Review Health Specialist to verify compliance, except for a connection to a County operated sewer system where clearance for the sewer will come from the PRMD Sanitation Section. Note that Will Serve Letters in contradiction of a moratorium by the appropriate regulating agency are not acceptable.

Consumer Protection:

24. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Noise:

25. Prior to the issuance of building permits, noise mitigations shall be photocopied from the Noise Study and the details attached to the building plans submitted for plan check.

Solid Waste:

26. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

Vector Control:

27. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with a water feature. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:Noise:

28. Prior to building occupancy, the design and final construction of the sound Mitigation Measures must be approved in writing by the consultant. The Project Review Health Specialist shall receive a letter of clearance from the sound consultant regarding conformance with the design and final construction of the sound mitigations to the Sound Report requirements.

OPERATIONAL REQUIREMENTS:Water:

29. A safe, potable water supply shall be provided and maintained.

Noise:

30. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.

31. Special events shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 a.m. to 10:00 p.m.).

32. Project Phasing:

Phase 1: Amplified music and speech may be permitted with a separate annual periodic special event zoning permit(s) under County Code Chapter 26, section 26-22-120 allowing a maximum of 6 event days per year provided events comply with General Plan noise standards.

Phase 2: Amplified music and speech is permitted upon completion of Phase 2 construction and Mitigation Measure NOISE-1 (sound wall), when in compliance with Sonoma County General Plan, Policy NE-1c. All amplified music and speech is restricted to the amphitheater and stage.

33. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

34. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

PERMIT SONOMA SANITATION:

"The conditions below have been satisfied" BY _____ DATE _____

35. The Applicant shall construct any required water mains, sewer mains, and appurtenances to ensure that water and sewer supply facilities are installed subject to Forestville Water District rules and regulations. Plan check and inspection shall be by Forestville Water District for all mains and appurtenances under its ultimate ownership. Forestville Water District has determined that there is adequate water and sewer capacity as stated in their will-serve letter dated August 3, 2021.

36. Prior to the start of construction within any County Right-of-Way, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from the Permit and Resource Management Department (PRMD).
37. The Applicant shall obtain a permit to construct on-site sanitary sewer facilities, not under Forestville Water District ownership, prior to occupancy of the proposed bathrooms, or other structures connected to sewer. The sewer design, and construction, shall comply with the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, and/or specific details, as shown on approved improvement plans. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, prior to occupancy or temporary occupancy is approved for this project.
38. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to sewer permit final, unless otherwise specifically approved in advance by the Permit and Resource Management Department.
39. Prior to the start of construction within the State Right-of-Way of Highway 116, the Applicant shall have a licensed general contractor in possession of a valid Encroachment Permit. Encroachment Permits shall be issued by the Caltrans.

SONOMA COUNTY ENVIRONMENTAL HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

40. This property is in close proximity to nearby sites overseen by the North Coast Regional Water Quality Control Board (NCRWQCB).
- < 500 Ft from the CLOSED LUST site- Dave's Pit stop T0609792502
 - 500-1000 Ft from the CLOSED LUST site- Forestville BP T0609700277
 - 1000 Ft from the OPEN LUST site- Forestville Chevron T0609700043

Since there is drainage work and will likely be grading and drilling, the NCRWQCB should be consulted for any property developments or new water supply wells. Contact the NCRWQCB for more information at (707) 576-2220 or at northcoast@waterboards.ca.gov.

41. If the site participates in, or hosts, a special event that is two or more days, it must be approved as a community event. Community events require additional permits and inspections from this Department for the organizer as well as all food vendors.
42. If the site provides a kitchen or a concession area to prepare/store foods for retail sale. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and

approval of the building plans will be required prior to issuance of a retail food facility permit to operate. Single day events do not require a permit from this department. Temporary food or concession service two days or longer must be associated with an approved special event with all associated planning and fire department approvals. Any mobile food/coffee trucks are required to be permitted and inspected by this department. Restrooms must be provided for any mobile truck who remain at the site for more than one hour.

43. Public events held in the unincorporated areas of Sonoma County are required to comply with Sonoma County Ordinance #5953 which prohibits smoking in public places. The ordinance does allow for the establishment of a Designated Smoking Area that meets criteria outlined in the ordinance. Criteria can be found at www.Sonoma-County.org/BreatheEasy under Overview and Background - Major Provisions.
44. All owners/operators, managers, supervisors, and employees who sell or serve alcoholic beverages shall complete Responsible Beverage Service (RBS) Training within 90 days from issuance of a new permit and every third year thereafter. All servers/sellers of alcohol hired after the initial 90 day period shall complete the training course within 60 days of employment and every third year thereafter. If alcohol is to be served at special events, all employees and volunteers shall complete special event RBS training prior to the event.

The RBS Training shall meet the standards of the State of California, Department of Alcoholic Beverage Control or other certifying/ licensing body which the State may designate. Records of successful completion for each owner/operator, manager, supervisor, employee and volunteer shall be maintained on the premises and shall be presented upon request by a representative of the County or local law enforcement agency.

45. As of June 1, 2012 smoking is no longer allowed in outdoor dining areas. This includes picnic areas, sidewalks, and any area available to, or customarily used by, the general public or an employee that is intended or regularly used for consuming food or drink. A business with an unenclosed dining area may establish a designated smoking area elsewhere on the premises if it meets the criteria outlined in the County Smoking Ordinance #5953.

A designated smoking area is a portion of an unenclosed area where smoking may be allowed. It must meet all of the following criteria:

- It must be located at least 25 feet in any direction from any operable doorway, window, vent or other opening into an enclosed area.
- It must be located at least 25 feet in any direction from any space that is designated as "smoke- free".
- It must be located at least 25 feet from unenclosed recreational areas that are primarily used by children and/or areas that have improvements that facilitate physical activity including playgrounds, tennis courts, swimming pools, walking paths, and sports fields.
- It must be no more than five percent (5%) of the total unenclosed area for which it is

designated.

- It must be clearly identified by conspicuous signs and have ash receptacles, such as ash trays or ash cans, within the area for proper disposal of smoking waste.

SONOMA PUBLIC INFRASTRUCTURE:

"The conditions below have been satisfied" BY _____ DATE _____

State Highways:

46. This proposal accesses the public road system using a road under State of California jurisdiction. If State of California (Caltrans) determines that improvements to the roadway are necessary, the Applicant shall obtain a State of California Encroachment Permit before making any improvements, including driveway, within State highway right of way.

Right of Way Requirements:

47. The Applicant shall offer right-of-way to the State of California or the County of Sonoma, free of encumbrances, and of sufficient width to accommodate the frontage improvements planned through the Forestville corridor (Forestville ATP).
48. The Applicant shall dedicate the right-of-way and/or sidewalk easement to the State of California, free of encumbrances, and of sufficient width to create public right-of-way and or sidewalk easements necessary to accommodate the Forestville ATP for the full length of the property's frontage on State Highway 116. However if the Applicant can demonstrate in writing that the State will not or cannot accept the right-of-way dedication, then the Applicant shall dedicate right-of-way to the County as an irrevocable offer of roadway and/or sidewalk easement. The Applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of Permit Sonoma (PRMD) prior to clearance of these conditions. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s).

Required Improvements:

49. The Applicant shall construct or install asphalt concrete (AC) dike or another treatment to control vehicular access along the parcel's frontage along State Route 116, subject to Caltrans approval. This treatment shall limit access to the property to the conditioned driveway entry only. The treatment shall be an interim measure until such time as the County frontage improvements planned through the Forestville corridor (Forestville ATP) are constructed.

Intersections of Roads and Driveways:

50. The Applicant shall continue coordination with County Department of Transportation and Public Works (DTPW) with regards to the frontage improvements planned through the Forestville corridor (Forestville ATP).

51. The Applicant shall construct a ramp type driveway entry with a minimum width of twenty-four (24) feet in coordination with the Forestville ATP and in the location shown on the site plan prepared by Balcerak Design and dated December 11, 2020. The ramp type driveway shall be designed in accordance with County Standard 808 and located to allow sidewalk connectivity with minimal utility vault adjustments.
52. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum County required sight distance at each driveway.
53. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum County required sight distance at any project driveway where it intersects a public roadway.

Traffic Safety Gate Setback:

54. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.

Traffic Control Devices:

55. The Applicant shall allow installation of traffic control devices as required by the Department of Transportation and Public Works with regards to the frontage improvements planned through the Forestville corridor (Forestville ATP), including items such as traffic signs, roadway striping, pavement markers, etc.

Processing:

56. The Applicant shall obtain an Encroachment Permit issued by the State of California (Caltrans) prior to constructing any improvements within State road right-of-way.
57. The Applicant shall provide County with Caltrans approved final plans for any frontage and driveway work permitted by the State in order to facilitate the Forestville ATP coordination.

Completion of Required Improvements:

58. The Applicant shall complete construction of all the required public improvements prior to occupancy of any new building which results from this application.

PERMIT SONOMA FIRE PREVENTION:

"The conditions below have been satisfied BY _____ DATE _____

59. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and

other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:

(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)

- a. Buildings with a change in use/occupancy may be required to have an NFPA automatic sprinkler system installed. CFC Sec. 102.3 and 903.2.
- b. Fire Site Evaluation is required due to it being located in the SRA/LRA and the conditions may be revised after the evaluation is completed. Contact Steve.Mosiurchak@sonoma-county.org or Charles.Rivers@sonoma-county.org to make an appointment.

60. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.

- a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
- b. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.

Operational Permits

61. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.

62. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay its costs of that inspection.

Emergency Planning and Response

63. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2019 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code official.

Access

64. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained

as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.

Water Supply

65. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code, as adopted and amended by Sonoma County Code.
- a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.

Vegetation Management

66. To reduce the intensity of a conflagration by the installation of building fire protection features, the proposed project shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.

Occupancy

67. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

PERMIT SONOMA GRADING AND STORM WATER SECTION:

"The conditions below have been satisfied BY _____ DATE _____

68. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
69. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma). The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
70. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the grading/site plans and be submitted to

the Grading & Storm Water Section of the Permit and Resource Management Department (Permit Sonoma) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit and Resource Management Department's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

71. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout. If a public agency takes full responsibility for the project, then the work will be exempt from a separate grading permit per Sonoma County Code Sections 11.04.010(C.15-17), however, grading requirements will still apply & grading plans will be submitted & reviewed with the building permit application.
72. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
73. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
74. Grading and land disturbance shall be setback from wetlands a minimum of 50 feet unless a wetlands report recommends a lesser or greater setback.
75. Before construction may begin near a wetland, a protective construction fence shall be placed in such a manner to allow the proposed development while preventing land disturbance adjacent

to the wetland. The protective construction fence shall be shown and noted on the grading/site plans.

76. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
77. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.
78. The applicant is responsible to contact the California Department of Transportation and obtain any necessary permits or waivers for proposed work within Highway 116. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work adjacent to Highway 116.
79. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

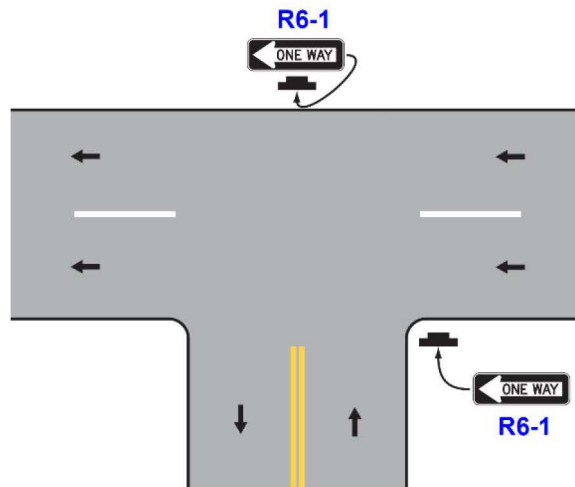
CALIFORNIA DEPARTMENT OF TRANSPORTATION:

"The conditions below have been satisfied BY _____ DATE _____

80. Driveway should conform to HDM and Caltrans encroachment permit standards. The Cal truck turning template should be provided to demonstrate the largest truck access onto the project driveway.
81. **Project Driveway.** Please submit roadway plans for Caltrans to review and consider using postmile to identify the location. Sight distance from the driveway should be checked per Highway Design Manual Procedure. Also, please clarify how vehicles will be prevented from left in/left out to/from the driveway.

The project applicant shall install the ONE WAY sign (R6-1) (Right Turn) below as showed in Figure. 2B-14 of California Manual on Uniform Traffic Control Devices (MUTCD) at the exit

corner of the driveway on the right and at the median through the encroachment permit process. Please review the MUTCD ([link](#)) for more detailed information.



82. If any lane closures are planned on the State highway during construction work, please submit lane closure hours to Caltrans for review.
83. **Construction-Related Impacts.** Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Please note that Caltrans has proposed a safety project on SR-116 at Green Valley Road intersection. It proposes to install a fully actuated traffic signal system or construct a roundabout to reduce the number of collisions. Construction is scheduled to begin in winter 2026. Though the safety project is relatively distant from this proposed project, potential coordination might be needed.

84. **Equitable Access.** If any Caltrans facilities are impacted by the project, those facilities must meet ADA Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.
85. **Encroachment Permit.** Any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment

Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Hydraulics

86. Any increase in runoff that drains towards the State ROW should be metered to pre-construction levels.

Utilities

87. Any utilities that are proposed, moved or modified within Caltrans' Right-of-Way (ROW) shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities.

PERMIT SONOMA PLANNING:

"The conditions below have been satisfied BY _____ DATE _____

88. Restrooms:

All events shall be supported by Porta-potties, as specified below, in lieu of the permanent public restrooms until completion of Phase II park construction is complete.

Phase I: Provide at least one portable toilet per 100 people and as specified in policy 9-2-31 (attached). Portable toilets must be serviced by a licensed company. Portable toilets shall be equipped with hand washing sinks at a ratio of one hand washing sink for every six (6) toilets. Sinks shall be stocked with liquid soap, single use towels, and a trash container for towel waste. Accessible portable toilets shall be provided at a rate of 5% (but not less than one) at each location that portable toilets are placed.

Phase II: Final occupancy on the public restroom construction shall be obtained prior to commencing uses allowed under Phase II of the Use Permit.

89. Coordination between the Sonoma County Department of Transportation and Public Works (DTPW) improvements on State Highway 116 along the frontage of the project site and the proposed park improvements shall occur to ensure that any potential conflicts between the

Caltrans/DTPW and park plans are resolved and recommendations that are agreed upon are incorporated into the project.

90. The project shall reduce greenhouse gas emissions with the implementation of the following measures:

- West County Trail — provides pedestrian, bicycle and horseback trail access to Sebastopol, Graton and surrounding unincorporated areas.
- Bicycle Racks — 24 bike parking spaces/racks are integrated into the park and West County Trailhead development plan.
- County Bus Stop and Shelter — the park is accessible via Sonoma County Transit Route 20 bus stop located adjacent to park and State Hwy. 116.
- Restroom / Storage Building Energy Conservation — energy conservation measures are integral to the building design.
- Solid Waste — separate refuse and recycling containers are proposed.
- Water conservation — water conserving fixtures shall be installed throughout park and restroom structures.
- Signage and Public Information — FPA will erect informational sign(s) that describes the OSD Conservation Easement protections, acquisition funding and the County Regional Park development trail funding. This will build community GHG awareness about the OSD's land and oak woodland preservation programs.

PRIOR TO GRADING AND BUILDING PERMITS:

91. The applicant shall obtain authorization from Sonoma County Agricultural Preservation and Open Space District prior to completing final design review, obtaining grading and building permits, and installing sign(s) and exterior lighting.
92. Prior to issuance of building permits, Exterior Lighting fixtures submitted to Permit Sonoma, shall include the following elements: (1) low mounted, downward casting exterior lighting that is fully shielded to prevent glare; (2) exterior lighting that is Dark Sky Compliant; (3) exterior lighting that is not located at the periphery of the property and which does not spill over onto adjacent properties or into the sky; (4) no flood lights ; (5) all parking lot and street lights are full cut-off fixtures; and (6) any security lighting is motion-sensor activated.
93. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape

Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

94. Landscaping. All proposed landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO). Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

CONSTRUCTION PHASE:

95. This project shall be constructed and maintained in conformance with the project description and plans submitted with the application, and as modified by these Conditions of Approval.
96. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.
97. NOTE ON PLANS: "During construction activities, noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use. Construction activities for this project shall be restricted as follows:
- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
 - b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.
 - c. There will be no start-up of machines nor equipment prior to 7:00 a.m., Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 am. nor past 7:00 pm., Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer=s phone number for public contact.

- d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f. The applicant shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem."

98. Planning Inspection.

The applicant shall notify the Project Planner when construction is complete and landscaping and irrigation have been installed. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide photos demonstrating compliance at the discretion of the Project Planner.

OPERATIONAL:

99. Customer and Site Visitor Management.

The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours. Prior to commencement of event uses allowed by the Use Permit, the applicant shall provide an event parking management plan to Permit Sonoma which shall include provisions for temporary signage for a specified loading and unloading area(s).

100. Trash, Litter, and Graffiti.

- a. At least twice a week, the operator of the establishment shall remove trash, litter, and debris from the sidewalks adjoining the premises as well as any parking lots under the control of the operator.
- b. The operator of the establishment shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
- c. Trash can only be disposed in exterior dumpsters between the hours of 8:00 a.m. and 8:00 p.m.

MITIGATION MEASURES

101. **Mitigation VIS-1:**

Prior to issuance of building permits, the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plans shall be submitted for design review by Permit Sonoma or the Design Review Committee.

Mitigation Monitoring VIS-1:

The Permit and Resource Management Department shall not issue the Building Permit until the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plan has been submitted that is consistent with the approved plans and County standards. Permit Sonoma shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions.

102. **Mitigation Measure AIR-1:**

The following dust control measures shall be included in the project:

- a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
- b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

103. **Mitigation Monitoring AIR-1:**

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on all construction plans including plans for building and grading.

104. **Mitigation Measure BIO-1:**

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

- (a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31).

Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

- (b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. In addition, the qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest on the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (e.g., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted on the project site and within 100 feet of the construction limits for nesting non-raptors and 500 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.
- (c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 100 feet of non-raptor nests and 500 feet of raptor nests. Monitoring by a qualified biologist shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project construction activity, as determined by the qualified biologist, shall be monitored daily during the duration of project construction for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice-weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. Following completion of pre-construction nesting bird surveys (if required), a report of the findings shall be prepared

by a qualified biologist and submitted to the County prior to the initiation of construction related activities that have the potential to disturb any active nests during the nesting season.

- (d) Specifically, with regards to potential burrowing owl wintering habitat in the remnant annual/perennial grasslands and else-where on the project site, a pre-wintering season survey shall be conducted by a qualified biologist during any year in which construction activities will occur between September 1 and January 31 following the 2012 CDFW Staff Report on Burrowing Owl Mitigation focusing on vegetation type and height, suitable burrows (with an opening of 11 cm in diameter and a depth greater than 150 cm, burrow surrogates culverts, piles of concrete, rubble, piles of soil, pipes, etc.) and the presence of burrowing owl sign (tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and nest burrow decoration material, and the presence of burrowing owl individuals or pairs. If evidence of burrowing owls is detected, the locations shall be mapped and Permit Sonoma and CDFW shall be contacted to determine if additional mitigation measures are needed to avoid impacts on the species.

Mitigation Monitoring BIO-1:

Permit Sonoma staff will not issue permits for ground disturbing activities between February 1st and August 31st until the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place prior to issuance.

105.

Mitigation Measure BIO-2:

Bat Protection: Prior to any tree or building removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree or building removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees may be removed only if: a) presence of bats is presumed, or documented during the surveys described below, in trees with suitable bat habitat, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting two-step tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with

cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Mitigation Monitoring BIO-2:

Permit Sonoma shall include this mitigation measure in the conditions of approval for any planning, grading and building permits. Permit Sonoma staff shall ensure the results of the bat habitat assessment have been submitted to CDFW for written acceptance prior to starting Project activities.

106. **Mitigation Measure BIO-3:**

The applicant shall obtain authorization from the Army Corp of Engineers' and other applicable agency's permits. Construction activities shall include the use of temporary fencing and water quality controls to protect the aquatic features onsite.

Mitigation Monitoring BIO-3:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until clearance from the Army Corp of Engineer's and other applicable agencies or proof of permitting is provided.

107. **Mitigation Measure BIO-4:**

The applicant shall identify in final project plans the 40-foot setback from the seasonal wetlands for construction activities associated with the project. Construction activities will include the use of temporary fencing and water quality controls to protect these features.

Mitigation Monitoring BIO-4:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the 40-foot wetlands setback is identified on the building, grading, and improvement plans or proof of exception is provided.

108. **Mitigation Measure BIO-5:**

Prior to the issuance of building permits, grading permits, or advertising for construction bids, and appropriate disposal site shall be identified. The contractor will be required to provide evidence to the County that the site does not affect wetlands or other protected resources such as trees. Surplus concrete rubble or pavement that cannot be reused at the project site shall either be disposed of at an acceptable and legally permitted disposal site or taken to a permitted concrete and/or asphalt recycling facility.

Mitigation Monitoring BIO-5:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until contractor provides evidence of appropriate disposal locations and plans.

109. **Mitigation Measure BIO- 6:**

The applicant shall provide a final landscape plan demonstrating compliance with the County's Tree Protection and Valley Oak Habitat and Oak Woodland Ordinances, including tree protection and replacements consistent with Ordinance requirements.

Mitigation Monitoring BIO-6:

The applicant shall provide the final landscape plan prior to issuance of a grading permit, with tree plantings confirmed by Permit Sonoma site inspection prior to issuance of an occupancy permit.

110. **Mitigation Measure NOISE-1:**

The applicant shall construct a sound wall around the edge of the stage. The stage should be enclosed with a solid wall at the rear of the stage and continuing at least 15 feet on either side of the stage. The northwest angle of the amphitheater shall be 15 degrees west, in conjunction with a wall along the back of the stage that is solid from ground to overhang to reduce noise levels at the adjacent residences to levels meeting the County's 49 dBA L50 threshold. The front of the stage shall remain open to the amphitheater seating area. Three-foot access doors can be installed into either side of the stage's wall-assembly for stage access purposes. The height of the walls shall be at least 6 feet from the floor of the stage. The wall along the back of the stage shall be solid from ground to overhang, with no cracks or gaps. Implementation of this mitigation shall allow events with amplified music and speech to operate year round.

Mitigation Monitoring NOISE-1:

Final design, location, and orientation shall be dictated by findings in the noise study and compliance with County code shall be demonstrated by an onsite noise measurement, with results submitted to Permit Sonoma, prior to issuance of occupancy permit.

111. **Mitigation Measure NOISE-2:**

Noise generated from the event uses onsite shall comply with General Plan Noise Standards. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then staff shall visit site to determine if the wall along the back of the stage has no cracks or gaps and/or whether improvements to the wall are required.

Mitigation Monitoring NOISE-2:

If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then staff shall visit site to determine if the wall along

the back of the stage has no cracks or gaps and/or whether improvements to the wall are required. Appropriate action shall be taken to ensure that this Mitigation Measure is implemented to meet the NE-2 noise standards.

112. **Mitigation Measure Tribal Cultural Resources-1:**

A Tribal Monitor from the Federated Indians of Graton Rancheria, or in the event a tribal monitor is not available, an archaeological monitor approved by the Federated Indians of Graton Rancheria shall be retained to be on site to monitor all project-related ground disturbing construction activities (i.e., grading, excavation, potholing, etc.) within previously undisturbed soils. In the event the Tribal Monitor identifies tribal cultural resources, the monitor shall be given the authority to temporarily halt construction in the immediate vicinity and within 50 feet of the discovery and to determine if it is a tribal cultural resource under CEQA in consultation with Permit Sonoma and, if necessary, the qualified archaeologist. Construction activities can continue in areas at least 50 feet away from the find and not associated with the cultural resource location. If the discovery proves to be significant, additional work such as testing or data recovery may be warranted. Any resources found should be treated with appropriate dignity and respect. At the completion of monitoring activities, all artifacts of Native American origin shall be returned to the culturally affiliated tribe through the tribal monitor.

Mitigation Monitoring Tribal Cultural Resources-1:

Prior to issuance of building or grading permits, the applicant shall provide appropriate agreements with the Federated Indians of Graton Rancheria, or if unavailable an archaeological firm accepted by the Federated Indians of Graton Rancheria to Permit Sonoma for review and approval. Mitigation Measure TCR-1 shall be listed as a note on all grading and building plan sheets submitted for permitting. Prior to final inspections and use permit certificate issuance the applicant shall provide documentation in writing including photos demonstrating that the mitigation was implemented during construction activities.

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM PC, LG/116, OAK, SR ZONING DISTRICT(S) TO THE PF, LG/116, OAK, SR ZONING DISTRICT FOR 1.43 ACRES LOCATED AT 6990 FRONT STREET, FORESTVILLE CA, APN 083-270-001; AND FROM PC, LG/116, OAK ZONING DISTRICT(S) TO THE PF, LG/116, OAK ZONING DISTRICT FOR 2.83 ACRES LOCATED AT 6720 HIGHWAY 116, FORESTVILLE CA, APN 083-270-002.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26- 02-110 of the Sonoma County Code, is amended by reclassifying the following real property from PC (Planned Community) LG/116 (Local Area Guidelines/Highway 116) OAK (Oak Woodland) SR (Scenic Resources) DISTRICT(S) to the PF (Public Facilities) LG/116 OAK SR DISTRICT(S) for approximately 1.43 acres located at 6990 Front Street, Forestville CA, APN 083-270-001; and from PC (Planned Community) LG/116 (Local Area Guidelines/Highway 116) OAK (Oak Woodland) DISTRICT(S) to the PF (Public Facilities) LG/116 (Local Area Guidelines/Highway 116) OAK (Oak Woodland) DISTRICT(S) for approximately 2.83 acres located at 6720 Highway 116, Forestville CA, APN 083-270-002. File No. PLP16-0054. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____ and _____.

SECTION II: A Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section IV. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2024, and finally passed and adopted this X day of X, 2024, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Coursey: Gore: Hopkins: Rabbitt:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

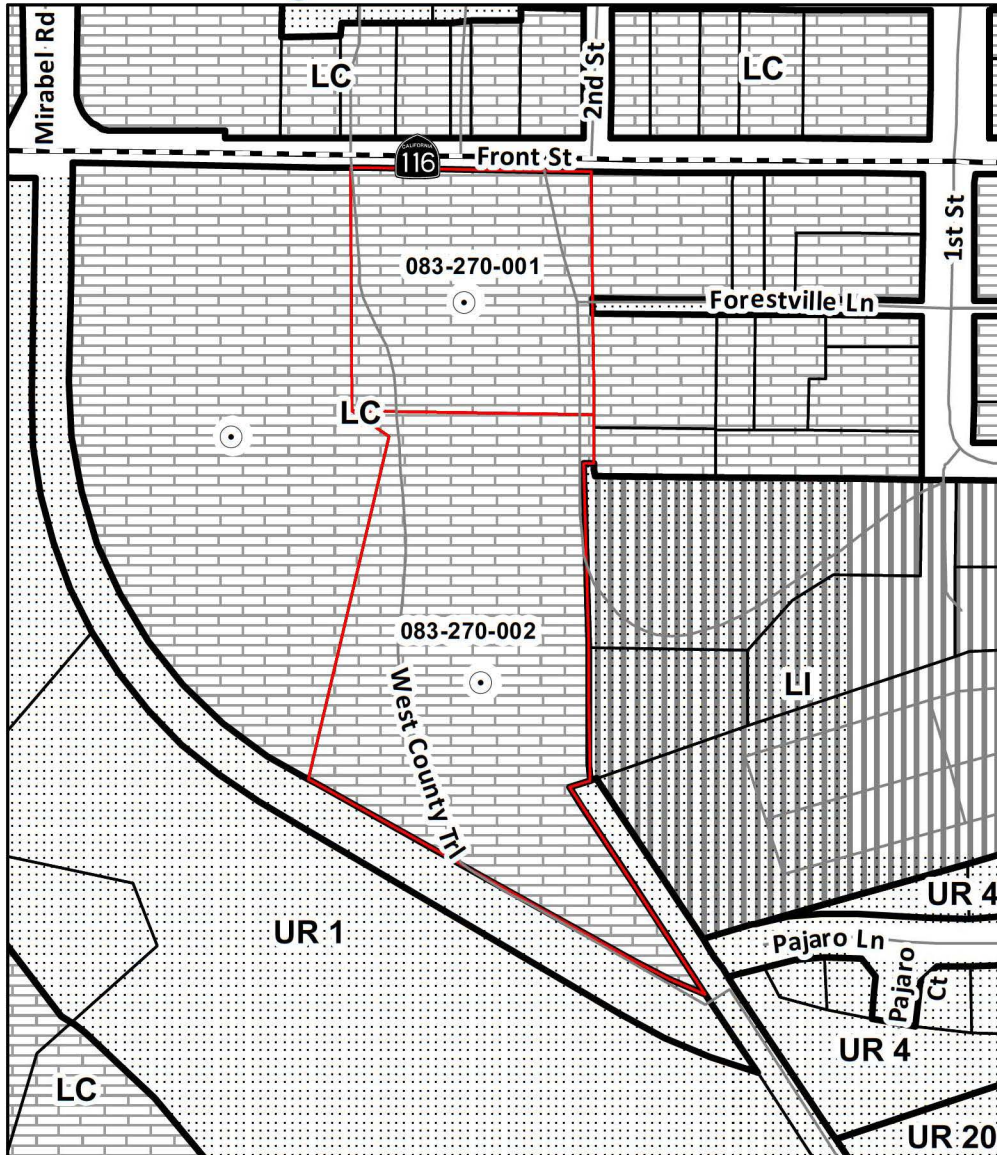
SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

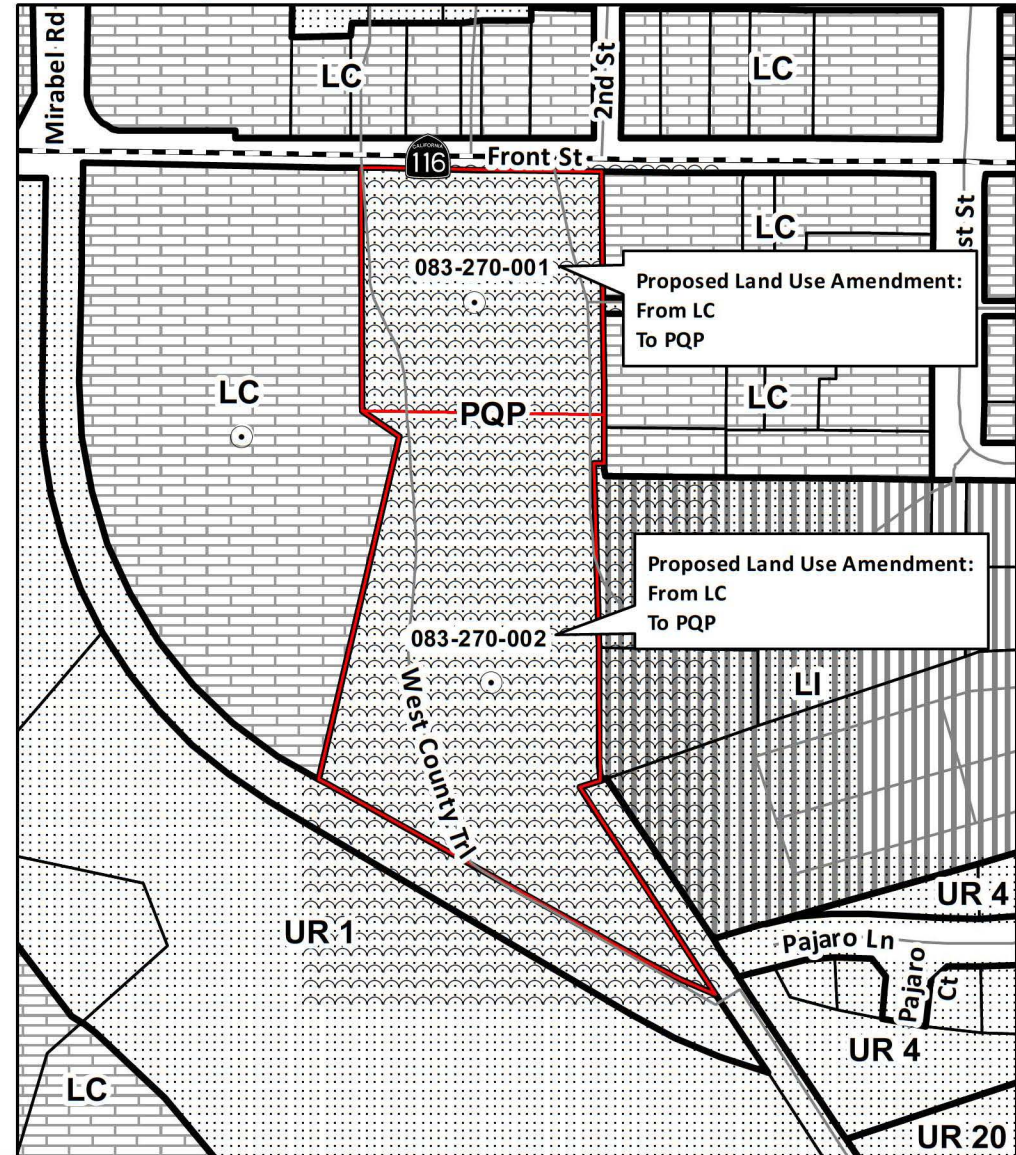
ATTEST:

M. Christina Rivera,
Clerk of the Board of Supervisors

Existing General Plan Land Use



Proposed General Plan Land Use



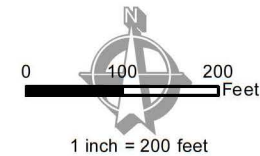
Base Map Data

- Subject Parcel
- Parcel
- Land Use by Area

- Highway
- Street

General Plan Land Use

- Land Use Policy
- Urban Residential
- Limited Commercial
- Limited Industrial
- Public / Quasi Public



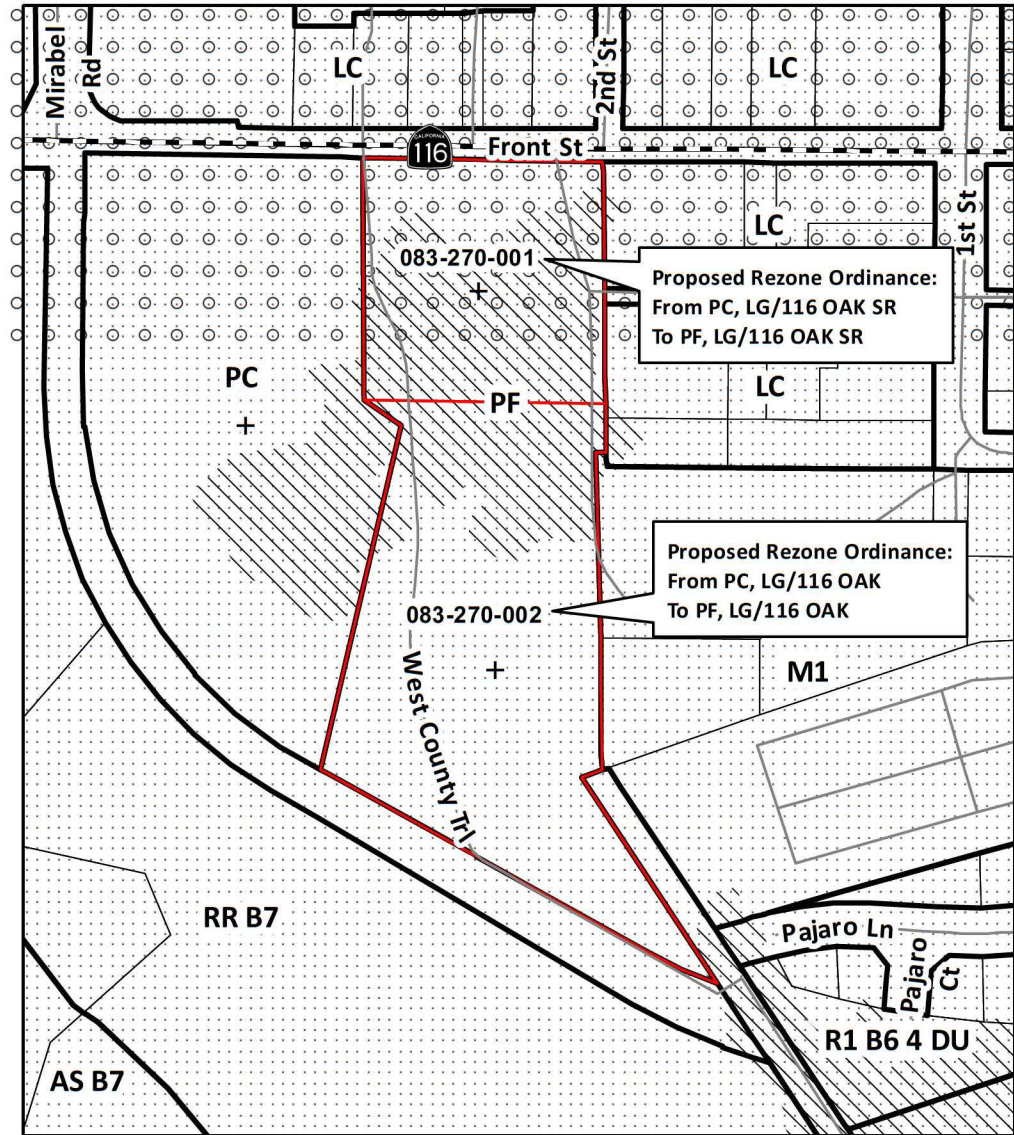
FILE: PLP16-0054
 APN: 083-270-001 & -002
 Resolution No. TBD

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing Zoning



Proposed Zoning

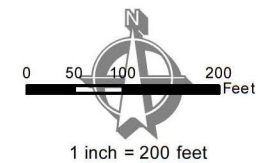


Base Map Data

- Subject Parcel
- Parcel
- Basezoning by Area
- Land Use Policy
- Highway
- Street

Zoning Combining Districts

- LG Local Guidelines
- OAK Oak Woodland
- SR Scenic Resource



FILE: PLP16-0054
APNs: 083-270-001 & -002
Ordinance No. TBD
Sectional District Map No. TBD

Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403



Forestville Planning Association

Note:
The Phasing portion herein and part of the Project Proposal was revised on 7-5-2022 by Jeff Blechel, Architect, on behalf of the Forestville Planning Association (FPA).

FORESTVILLE DOWNTOWN PARK AMENDED PERMIT APPLICATION AND PROPOSAL STATEMENT

Owner: Forestville Planning Association
Site Address: 6990 and 6710 Front St., Forestville
A P Nos.: 083-270-001 (1.43 ac.) and 083-270-002 (2.83 ac.)
Total Size: 4.26 acres
Zoning: **PC** — Planned Community (*3.84 acres*)
LG/116 — Highway 116 Scenic Corridor
PF — Public Facilities (Bike Trail)

Utilities: Water and Sewer available and incorporated into proposed park design layout.

- Forestville Water District — Forestville Central.

Project Description:

- Existing land uses:
 - Vacant park site with temporary park signs and picnic tables.
 - West County Trail (Sonoma County Regional Parks).

County General Plan: Property Land Use designations

- Limited Commercial and Rural Residential
- New highway oriented businesses encouraged within Urban Service Area.

BACKGROUND

The Agricultural Preservation and Open Space District approved acquisition funding for the Forestville Town Park 4.25 acre parcel, in 2013, to the Forestville Planning Association (FPA), the property owner. FPA is a community non-profit organization, has also partnered with Sonoma County Regional Parks in the recently completed West County multi-use trail. The proposed park project implements open space, oak, public park, scenic Highway 116, and County General Plan goals.

INTRODUCTION

The citizens of Forestville are eager to proceed with the enclosed amended permit application and park plans to develop a new Downtown Park. Following the 2018 discovery of wetlands onsite, a revision of the Forestville Planning Association's 2016 park master plan and permit application was required. FPA's newly revised park design avoids wetlands discovered by LSA during a 2018 biological survey conducted for the adjacent West County Bike Trail Extension commissioned by Sonoma County Regional Parks.

The LSA study identified potential Section 404 waters of the United States within the West County Trail Extension study area and the Downtown Park Site totaling 1.04 acres. The newly designed park has necessitated updates to the Noise, Traffic and Archaeological environmental studies (see included reports).

Forestville Planning Association

FPA's new park design respects the wetlands perimeter and includes key features of the previous original plan, including a relocated parking lot, a gathering space and connecting pathways, amphitheater, a restroom/storage building, picnic area, and bike racks at the now-completed trailhead. The original park design would have required the removal of 12 oak trees, the new design will not remove or impact any tree and thus, further enhancing the project's conservation values.

The new redesigned park will require an Open Space District Conservation Easement and Building Envelope amendment. FPA has received favorable responses for the CE amendment from Supervisor Hopkins and District staff.

In coordination with District staff, an FPA amendment application will be filed in compliance with easement amendment procedures. FPA considers the amendment consistent with the District's goals, values, policies and procedures.

ZONING ORDINANCE CONSISTENCY

The proposed park project is consistent with Sec. 26-90-070. Highway 116 Scenic Corridor. The proposed project meets the purpose of the Highway 116 Scenic Corridor Study by providing land protection and park enhancement features along the State route.

PROJECT DESCRIPTION

This should be a detailed written description of the current and proposed uses of the property following the outline contained in the attached handout. A thorough, detailed and quantified project description is required for a complete application and will facilitate the permit process and reduce processing timelines.

The proposed project is to develop a 4.25 acre park containing the following public facilities:

- Picnic area — for 6-tables, including one ADA accessible table.
- Amphitheater — a covered stage structure with sound barrier / backdrop.
105 seating capacity.
- Gathering area — Small plaza for public events.
200 person capacity expected at any event.
Holiday tree insert surrounded by bench seating for lighting and other events (see schedule).
- Pathways and sidewalks — for pedestrian / bicycle use and ADA accessible.
24 Bike parking spaces at West County Trailhead.
- Restroom / Storage structure — 400 sf and ADA accessible
Nearby drinking fountain and seating.
- Parking and driveway — adjacent to State Hwy. 116.
17 vehicle spaces, including one ADA accessible space.
Proposed parking lot was sized to minimize impact on the site and to accommodate the number of people currently using the park.
- Bus Stop with shelter — adjacent to park and State Hwy. 116.
- Trash cans and trash storage area — adjacent to picnic area and restroom/storage area.
- Information kiosk, donor plaque displays.

Forestville Planning Association

- Oak and wetlands preservation areas — 40 ft. wetland setback.

PROJECT PHASING — FPA's park development phasing timeline below includes the time required to complete project conditions, obtain design review approval, organize fundraising events, seek donors, prepare construction plans, obtain building permits, solicit construction bids and complete the construction.

FPA anticipates it will vest the project with completion of Phase 1; Phase 2 may require, a total of 4-5 years for full completion.

- **Phase 1 (2021) -**
- **Phase 1 (2022)** — Lay Utilities; Sonoma County Transportation and Public Works (DTPW) to coordinate frontage improvements such as curb, gutter and sidewalk, relocate County Bus Stop.
- **Phase 2 (2022-23)** — Parking lot with aesthetic envelope, picnic area and connecting pedestrian pathways.
- **Phase 2 (2023-24)** — Gathering area and Amphitheater Stage, Cover and Wall Seating
- **Phase 2 (2025 / 26)** — Restroom / Storage Building and landscaping improvements

Submitted Application Materials

The following materials were submitted or are available with FPA's Use Permit application:

1. **Application.** Signed planning application form [PJR-001](#) (PDF).
2. **Supplemental Application.** Additional supplemental application form ([PJR-126](#)).
3. **Indemnification Agreement.** Signed Indemnification Agreement form [PJR-011](#).
4. **Location/Vicinity Map.** 8.5 inches X 11 in. location/vicinity map
5. **Assessor's Parcel Map.** Current Assessor's Parcel Map.
6. **Project Description/Proposal Statement.** Included, see previous section.
7. **Site Plan.** Downloaded pdf site plan and related park development documents prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net).
8. **Restroom and Storage Building Plans.** Plans show areas open to the general public and areas for park staff only. Downloaded pdf Architectural plans prepared by Ken Smith (kensmith@sonic.net).
9. **Title Report.** A recent preliminary title report is available detailing all conditions, covenants and restrictions, easements, agreements, or other property restrictions. Copies of easements, agreements or restrictions on the property are available.
10. **Preliminary Site Grading, Storm Water Management and Drainage Plan.** Prepared by Gary Balcerak, Landscape Architect & Arborist (balcerak@sonic.net) Location and square footage of existing wetlands, waterways and drainage are shown, as well as, proposed areas for storm water treatment.
11. **Preliminary Architectural Plans.** All building architectural elevations, floor plans identify the type, materials and colors and other exterior materials; trash enclosures, plus storage areas, and other exterior structures are shown. Building and site cross-section are included for all structures showing natural grade & building height.

Forestville Planning Association

12. **Preliminary Landscape and Irrigation Plans.** Same scale and size plans as Site Plan has been prepared by the Landscape Architect.
13. **Accessibility.** All proposed park facility meet State of California accessibility requirements, including accessible parking spaces, accessible paths of travel and accessible restrooms.
14. **Fire & Emergency Services.** The Traffic study address the Fire and Emergency Services access and turning requirements in order to accommodate fire trucks.
15. **Filing Fee.** In 2016, the Board of Supervisors approved a project fee waiver to FPA
16. **At-Cost Agreement.** It is anticipated the above fee waiver will include all staff costs.

LOT CALCULATIONS
AREA OF LOT: 7129 SQUARE FEET (0.16 ACRES)
AREA OF IMPERVIOUS COVERAGE: 2586 SQUARE FEET
PERCENTAGE OF IMPERVIOUS COVERAGE: 36.3%
DISTURBED AREA: 3515 SQUARE FEET (0.08 ACRES)

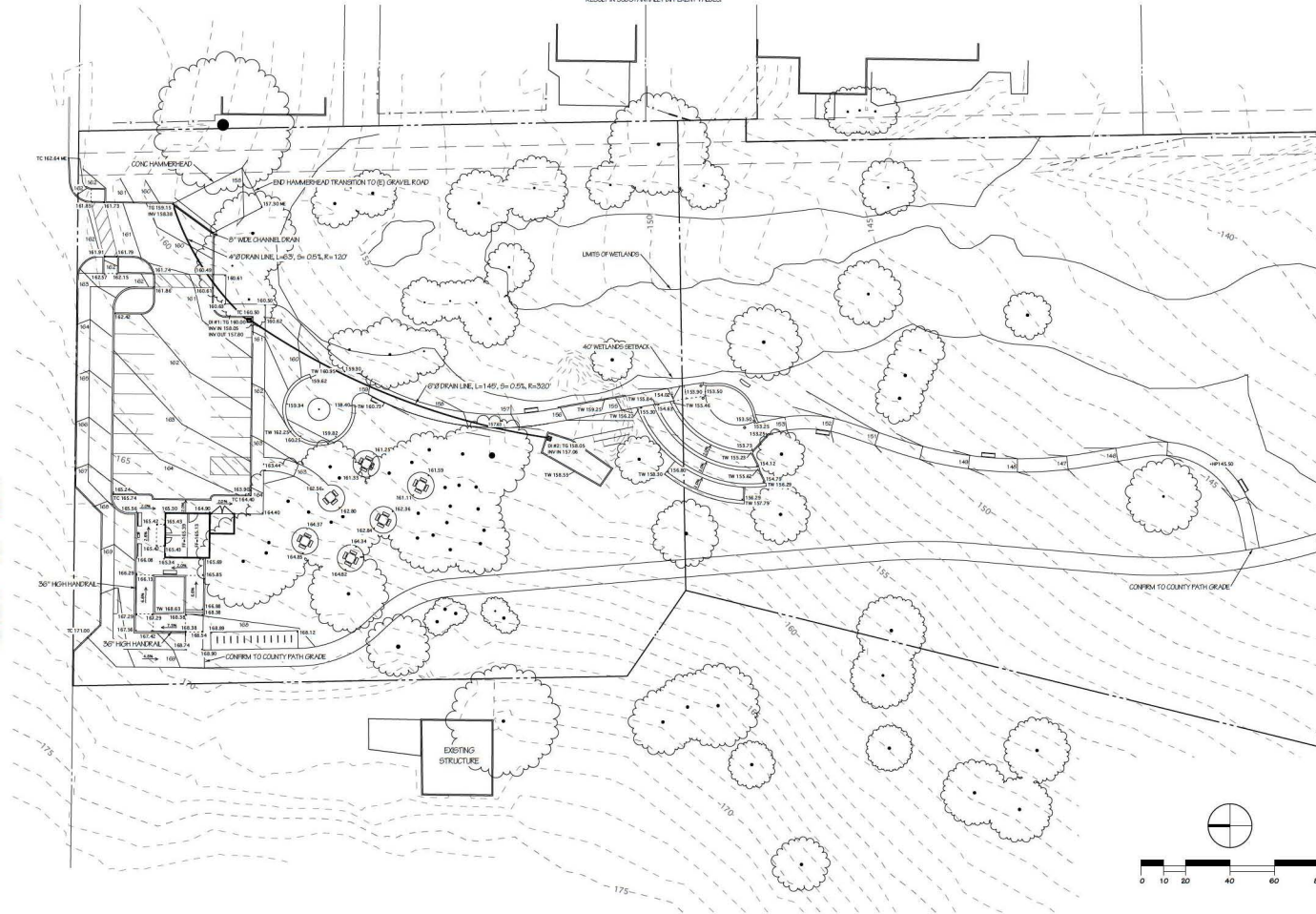
LEGEND

--- EXISTING CONTOUR
— PROPOSED CONTOUR

STORM DRAIN SCHEDULE	
CHANNEL DRAIN	IND5-PRO SERIES CHANNEL DRAIN WITH GRATE (MODEL 838)
DI #1	OLDCASTLE MODEL DI-12 12
DI #2	OLDCASTLE MODEL DI-12 12 (NO BOTTOM, FILL WITH CLASS 1 AB)

GRADING CALCULATIONS	
CUT	273 C.Y. CUT
FILL	103 C.Y. FILL
TOTAL	170 C.Y. CUT

QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE
CONDITIONS, MEANS AND METHODS, ETC. CAN
RESULT IN SUBSTANTIALLY DIFFERENT VALUES.



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BALCIORAK TUBSEKIN

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
608 Beaver Street Santa Rosa, CA 95404
Phone (707) 573-8234
email: balcerak@juno.net

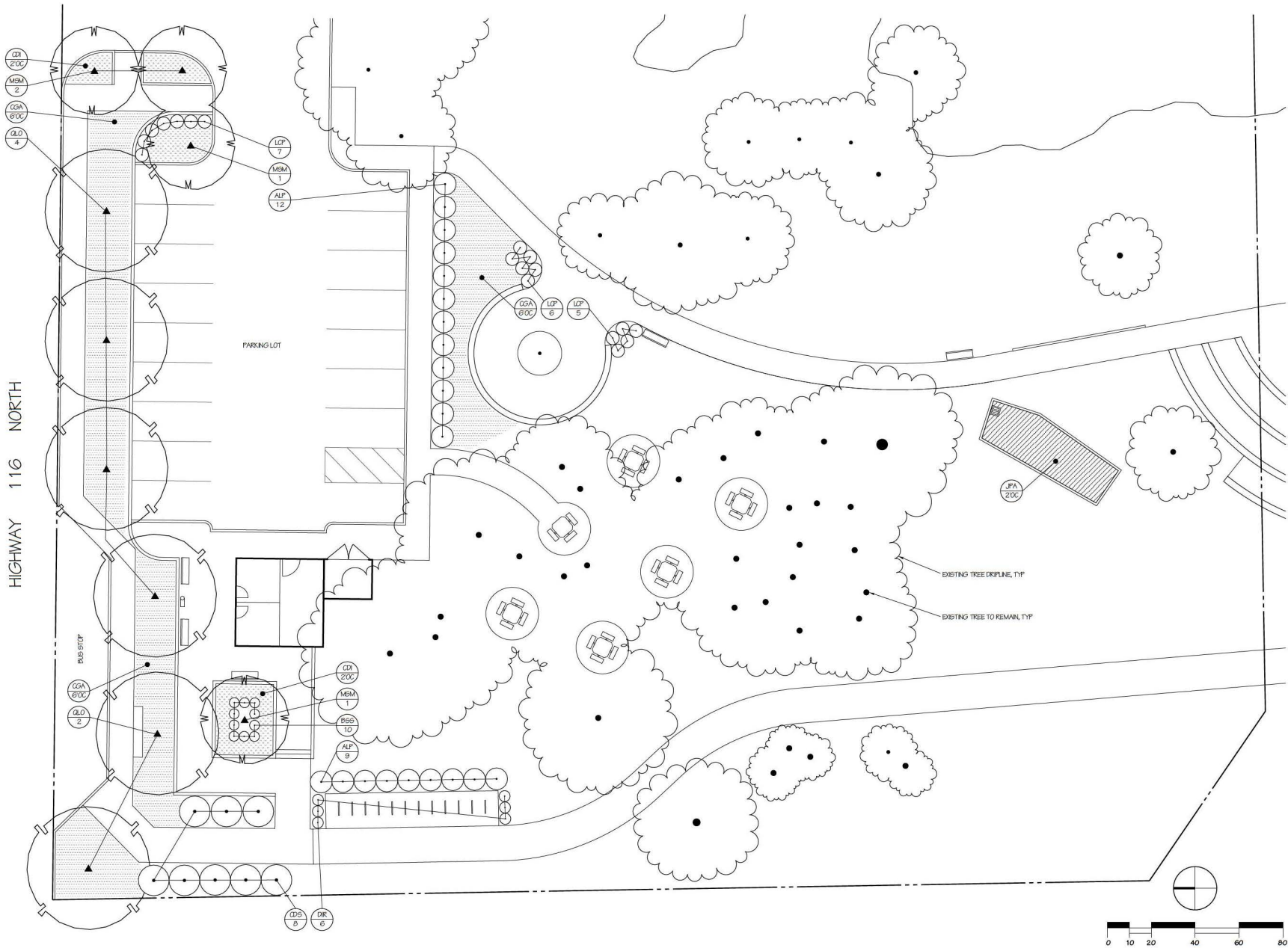


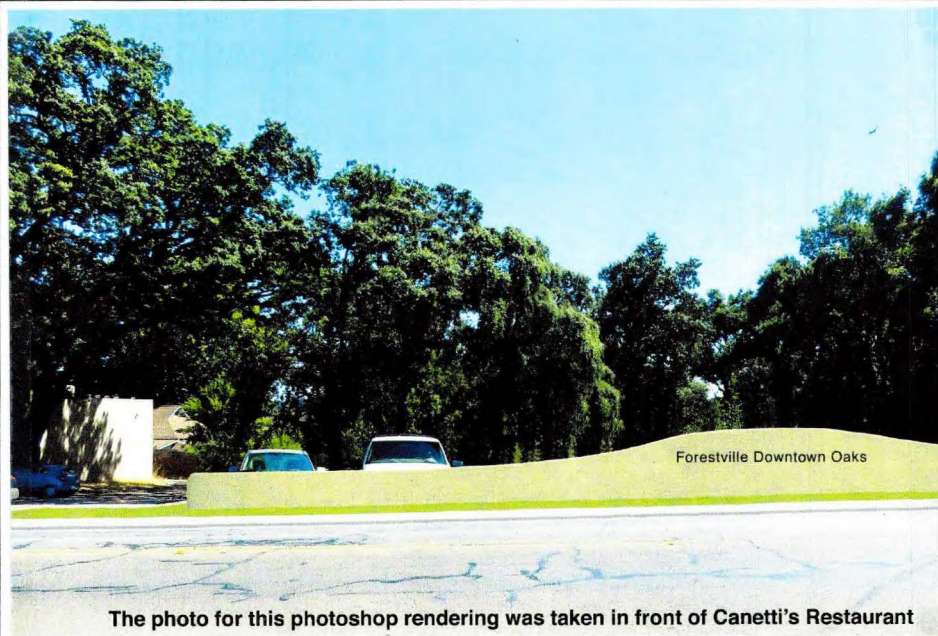
PRELIMINARY GRADING AND DRAINAGE PLAN

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

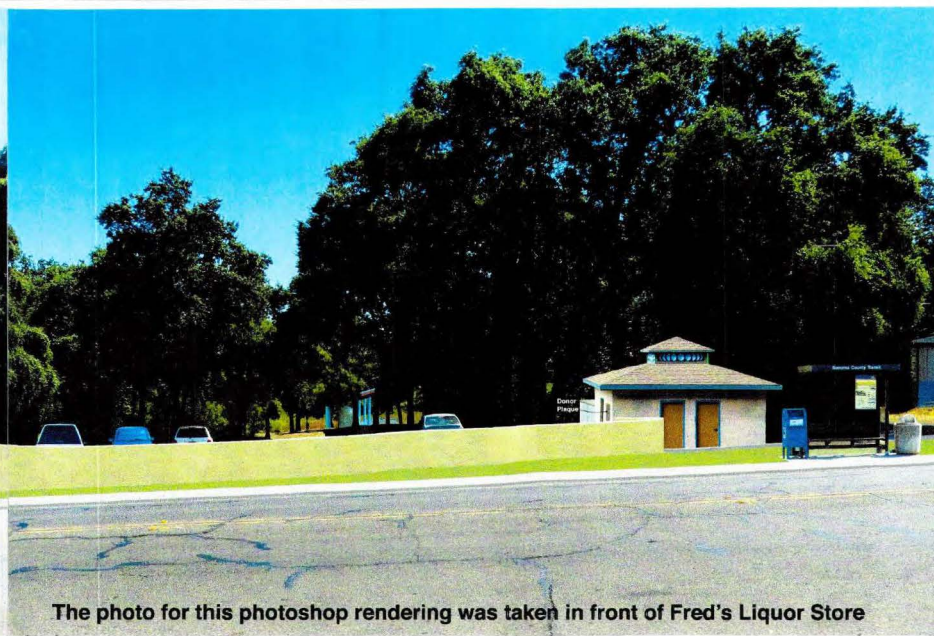
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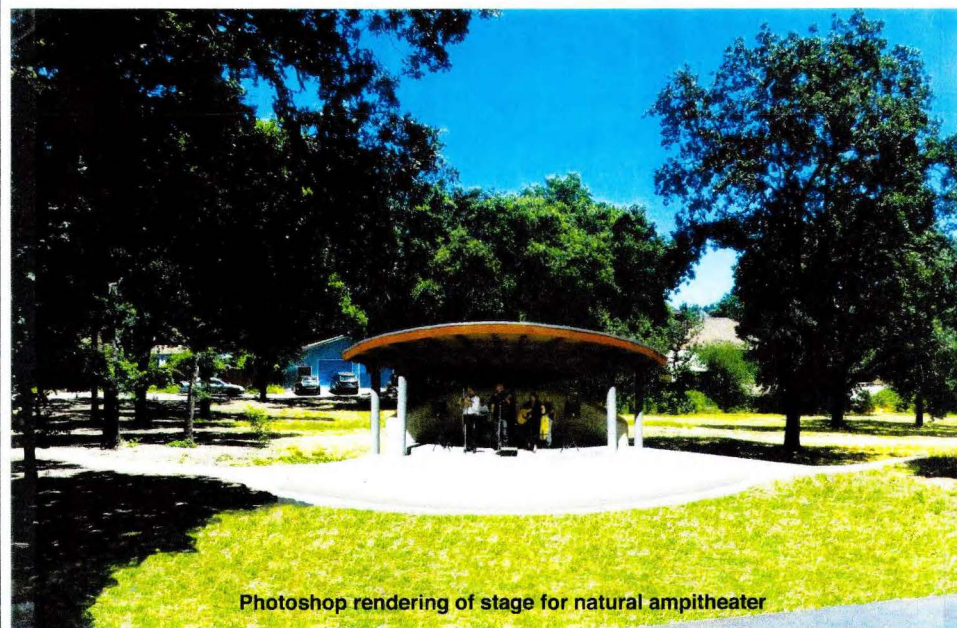




The photo for this photoshop rendering was taken in front of Canetti's Restaurant



The photo for this photoshop rendering was taken in front of Fred's Liquor Store



Photoshop rendering of stage for natural ampitheater



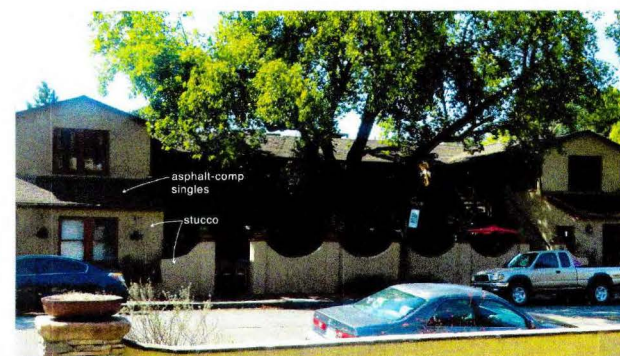
Phases of the moon design for north side of cupola



Sunrise and Sunset design for east & west sides



Sun design for south side of the cupola



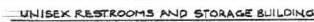
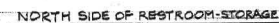
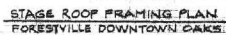
REVISIONS	BY

KEN SMITH DESIGN
 (FOURTEEN YEARS ARCHITECT OF 35 YEARS)
 KENSMITHDESIGN.NET 707-421-9713
Ken Smith

PHOTOSHOP RENDERINGS

FORESTVILLE DOWNTOWN OAKS
 6710 & 6720 HIGHWAY 116 NORTH
 083-270-001 & 083-270-002
 FORESTVILLE, CALIFORNIA

Date	6-21-21
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Of	3 Sheets



KEN SMITH DESIGN
(FOURTEEN LICENCE ARCHITECT OF 35 YEARS)
ken.smith@sonic.net 707-421-9723

BUILDING PLANS AND ELEVATIONS

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date 6-21-2

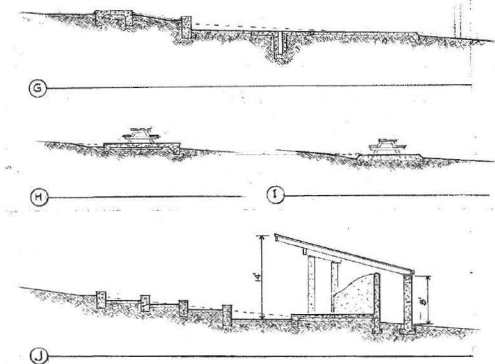
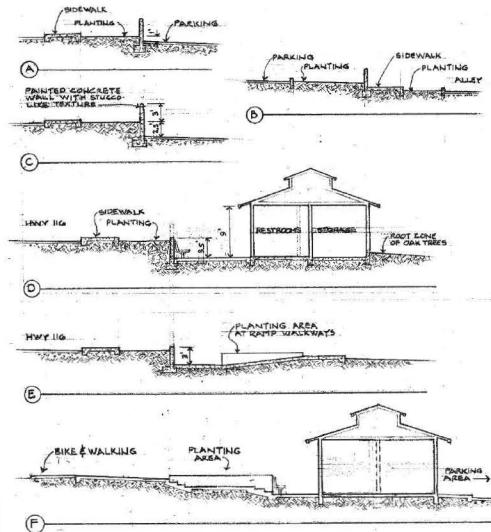
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2
Of 3 Sheets



DATE	6-21-21	BY	
SCALE			
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SHEETS			
FORESTVILLE DOWNTOWN OAKS 6710 E 6720 HIGHWAY 116 NORTH 083-170-001 & 083-270-002 - FORESTVILLE, CALIFORNIA		PARTIAL SITE PLAN SECTIONS & DETAILS	
FORESTVILLE DOWNTOWN OAKS 6710 E 6720 HIGHWAY 116 NORTH 083-170-001 & 083-270-002 - FORESTVILLE, CALIFORNIA		KEN SMITH DESIGN (FOUR-STAR LICENSE ARCHITECT 08 18 1998) ken@smithdesign.net 707-521-5715 <i>Ken Smith</i>	



Proposed Mitigated Negative Declaration

Publication Date: July 26, 2024
Public Review Period: July 26, 2024 to
August 26, 2024
State Clearinghouse Number: 2024071069
Permit Sonoma File Number: PLP16-0054
Prepared by: Hannah Spencer
Phone: 707-565-1928

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated Negative Declaration and the attached Initial Study, constitute the environmental review conducted by the County of Sonoma as lead agency for the proposed project described below:

Project Name: Forestville Downtown Park

Project Applicant/Operator: Forestville Planning Association

Project Location/Address: 6990 Front Street & 6720 Hwy 116, Forestville

APN: 083-270-001 & 083-270-002

General Plan Land Use Designation: Limited Commercial (LC)

Zoning Designation: PC (Planned Community), LG/116 (Local Area Guidelines/Highway 116), OAK (Oak Woodland), and SR (Scenic Resources)

Decision Making Body: Planning Commission will make a recommendation on the project to the Sonoma County Sonoma County Board of Supervisors for a final decision.

Appeal Body: NA

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated in the attached Initial Study and in the summary table below:

Table 1. Summary of Topic Areas

Topic Area	Abbreviation*	Yes	No
Aesthetics	VIS	X	
Agriculture & Forestry Resources	AG		X
Air Quality	AIR	X	
Biological Resources	BIO	X	
Cultural Resources	CUL	X	
Energy	ENERGY		X
Geology and Soils	GEO		X
Greenhouse Gas Emission	GHG		X
Hazards and Hazardous Materials	HAZ		X
Hydrology and Water Quality	HYDRO		X
Land Use and Planning	LU		X
Mineral Resources	MIN		X
Noise	NOISE	X	
Population and Housing	POP		X
Public Services	PS		X
Recreation	REC		X
Transportation	TRANS		X
Tribal Cultural Resources	TCR	X	
Utilities and Service Systems	UTL		X
Wildfire	FIRE		X
Mandatory Findings of Significance	MFS		X

RESPONSIBLE AND TRUSTEE AGENCIES

The following lists other public agencies whose approval is required for the project, or who have jurisdiction over resources potentially affected by the project.

Table 2 Agency	Activity	Authorization
Northern Sonoma County Air Pollution Control District (NSCAPCD)	Stationary air emissions	Emissions thresholds from BAAQMD Rules and Regulations (Regulation 2, Rule 1 – General Requirements; Regulation 2, Rule 2 – New Source Review; Regulation 9 – Rule 8 – NOx and CO from Stationary Internal Combustion Engines; and other BAAQMD administered Statewide Air Toxics Control Measures (ATCM) for stationary diesel engines

U.S. Army Corps of Engineers	Permits for activities that involve any discharge of dredged or fill material into "waters of the United States," including wetlands	Clean Water Act, Section 401
North Coast Regional Water Quality Control Board (NCRWQCB)	Water quality control basin plans; waste discharge requirements; water quality certification or waiver under Section 401 of the Clean Water Act	Porter-Cologne Water Quality Control Act
State Water Resources Control Board	Generating stormwater (construction, industrial, or municipal)	National Pollutant Discharge Elimination System (NPDES) requires submittal of NOI
California Department of Fish and Wildlife	Incidental take permit for listed plant and animal species; Lake or streambed alteration	California Endangered Species Act (CESA), Section 2081 of the Fish and Game Code; Section 1600 of the Fish and Game Code
U. S. Fish and Wildlife Service (FWS) and or National Marine Fisheries Service (NMFS)	Incidental take permit for listed plant and animal species	Endangered Species Act
California Department of Transportation (Caltrans)	Improvements along State Highway 116 within downtown Forestville.	California Department of Transportation authorities
Sonoma County Public Infrastructure	Traffic and road improvements	Sonoma County Municipal Code, Chapter 15
Sonoma County Agricultural Preservation and Open Space District	Improvements on the property	Conservation Easement and Recreation Covenant recorded under O.R. #2013-110043 and #2013-110044
Sonoma County Regional Parks	West County Trail	Sonoma County Municipal Code, Chapter 20
Forestville Water District	Water and sewer supply facilities	California Water Districts Principle Enabling Act, Water Code Sec. 34000
Sonoma County Environmental Health	Community Event and Retail Food Facility Permits	Sonoma County Municipal Code, Chapter 14

ENVIRONMENTAL FINDING:

Based on the evaluation in the attached Initial Study, I find that the project described above will not have a significant adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included as conditions of approval for the project and a Mitigated Negative Declaration is proposed. The applicant has agreed in writing to incorporate identified mitigation measure into the project plans.

Hannah Spencer
Prepared by: Hannah Spencer

July 26, 2024
Date:



Expanded Initial Study

I. INTRODUCTION:

Sonoma County Permit and Resource Management Department (Permit Sonoma) has prepared an Initial Study for an application for a Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and Use Permit and Design Review for a new public park to be completed in two phases. The project will provide urban open space with opportunities for public recreational amenities, operating from Sunrise to Sunset, 7 days per week.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Hannah Spencer, Project Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Forestville Planning Association. Technical studies were provided by qualified consultants to support the conclusions in this Expanded Initial Study. Technical studies, other reports, documents, and maps referred to in this document are available for review through the Project Planner, or the Permit and Resource Management Department (Permit Sonoma) [Records Section](#).

Please contact the Project Planner, Hannah Spencer, at Hannah.Spencer@sonoma-county.org or (707) 565-1928 for more information.

II. EXISITNG FACILITY

The project is located in downtown Forestville, adjacent to Highway 116. The project site currently operates as an unimproved community park, gathering area for community events, and trailhead to the Sonoma County West County Trail. The site consists of a single legal parcel comprised of two Assessor Parcel Numbers (APN 083-270-001 & -002) and is encumbered by a Conservation Easement and Recreation Covenant held by Sonoma County Agricultural Preserve and Open Space District. Zoning for the property is PC (Planned Community) and combining zones for LG/116 (Local Area Guidelines/Highway 116) and SR (Scenic Resources).

A 1992 Minor Subdivision, File No. MNS87-426, created the project property and in 2016, Lot Line Adjustment File No. LLA15-0044 modified the property line boundaries to its current configuration.

In 2013, the Sonoma County Agricultural Preservation and Open Space District (District) granted Matching Grant Program funds to the Forestville Planning Association (FPA) for acquisition of the property. In exchange, FPA conveyed a Conservation Easement and Recreation Covenant to the District which currently limit the use of the property to natural resource preservation and public outdoor recreation (documents recorded O.R. #2013-110043 and #2013-110044). The Recreation Covenant compliments the Conservation Easement by assuring the continued and perpetual public outdoor recreational use of the property consistent with the Conservation Easement.

Over the years, FPA has operated the project property as an unimproved community park with picnic tables, gravel-parking area, park signs, natural resource preservation, and a gathering area for approximately 20 annual community events. Since 2019, the project site has also served as an official trailhead to the Sonoma County Regional Park's West County Bike Trail. Natural resource protection

activities occurring onsite include habitat preservation of oak woodland and savannah, annual grassland, riparian woodland and seasonal wetlands.

III. PROJECT DESCRIPTION

The project requests a Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, and Use Permit and Design Review for a new public park to be completed in two phases. The project will provide urban open space with opportunities for public recreational amenities, including: a picnic area for 6 tables; an amphitheater with covered stage and sound wall; a plaza gathering area for 20 annual community events with a maximum of 200 attendees; pathways and sidewalks; 24 bicycle parking spaces at West County Trailhead; public restrooms/storage structure; drinking fountain and seating; an improved parking lot for 17 vehicles and one ADA accessible space; drainage improvements; relocated bus stop with a new shelter; trash cans and trash storage area; information kiosk and donor plaque displays; oak woodland and wetlands preservation areas. Hours of operation will be Sunrise to Sunset, 7 days per week. See Figures 1 through 5 below for Project Site Plan, Architectural Plans, and Planting Plan.

Project Phasing

FPA proposes to develop the park in two phases, over a 5-year period:

- Phase 1 (2 years) — Utilities, bus stop, sidewalk, and frontage improvements.
- Phase 2 (3 years) — Parking lot, picnic area and connecting pathways, gathering area and amphitheater, restroom / storage building and landscaping improvements.

Community Events:

In addition to a number of community events that are currently occurring at the undeveloped park site, including the Christmas Tree Lighting, School fund Raiser, Bike and Walk Fundraiser, Farmers Market, Business Exposition, and Skatespot Non-Profit Fundraiser; the anticipated events to occur at the park are School field Trips, Flea Markets, Community Events and other unknown events, plus the Forestville Downtown Oaks Park Fundraiser. Typically, FPA holds 20 events per year in the Park, including the 16 Farmers' Markets, and is requesting 20 events a year as part of the Use Permit application. Events range from 1 hour to 6 hours long and include amplified music and speech.

Water, Wastewater, and Waste Disposal:

A Will Serve letter from the Forestville Water District, dated August 3, 2021, states the property is located within the boundary of the Forestville Water District (FWD) and the "Urban Service Boundary" for the Forestville Water District Sewer Service Zone. Therefore, subject to their rules and regulations, the parcel can be served by and adequate volume is available from their existing water distribution system and sewer collection system.

A waste disposal company is currently serving and will continue to serve the site. A new permanent trash enclosure is proposed.

Circulation:

The Forestville Downtown Park is located on State Highway 116. Entry and exit into the parking lot is from Highway 116. A parking lot is proposed at front of the park with 1 ADA accessible van parking space and 16 9' by 18' parking spaces for a total of 17 spaces. In addition, a bike parking area for 24 bicycles is proposed along the existing West County Trail near Highway 116. New sidewalks will provide ADA-compliant pathways to the restrooms and an accessible ADA picnic table within the picnic area. There will be a relocated bus pullout along Highway 116 with a bus shelter so visitors can continue to use the transit system. In addition, the West County Regional Trail is located on the southern border of the project site so visitors can ride their bikes or walk to and from the park from areas outside Forestville. A pedestrian pathway provides internal circulation between Highway 116 and the West County Regional Trail.

Greenhouse Gas (GHG) Emissions

In order to conform with Sonoma County's GHG (Green House Gas) reduction goals, the project proposes the following GHG reduction facilities and measures:

- Non-motorized trail: the adjacent West County Trail reduces GHG by providing access to pedestrian, bicycle and horseback park users from Sebastopol, Graton and other surrounding communities.
- Bicycle Racks: integral to the park development plan, the 24 bike space and racks reduces GHG by encouraging bicycle use within Forestville.
- Low water use native landscaping: to reduce GHG, native plants and trees were incorporated into the park landscaping plan.
- Mandatory sort refuse area: to reduce GHG, park management program will adopt goals for waste reduction, reuse, and recycling. These goals will be in conformance with Sonoma County's Countywide Integrated Waste Management and Regional Climate Action Plans.
- Local facility for West County: This locally-oriented community park reduces automotive trips to parks in other communities.
- Restroom / Storage Building Energy Conservation: energy conservation measures will be integral to the building design.
- Water conservation: water conserving fixtures will be installed in the park and the future restroom structure.
- Sonoma Clean Power (SCP): FPA will pursue an incentive grant program for installing electric vehicle public charging station in the parking lot. SCP grants cover 100% of installation costs. Revenue can be used to offset operation, maintenance and repairs.

Figure 1. Project Site Plan

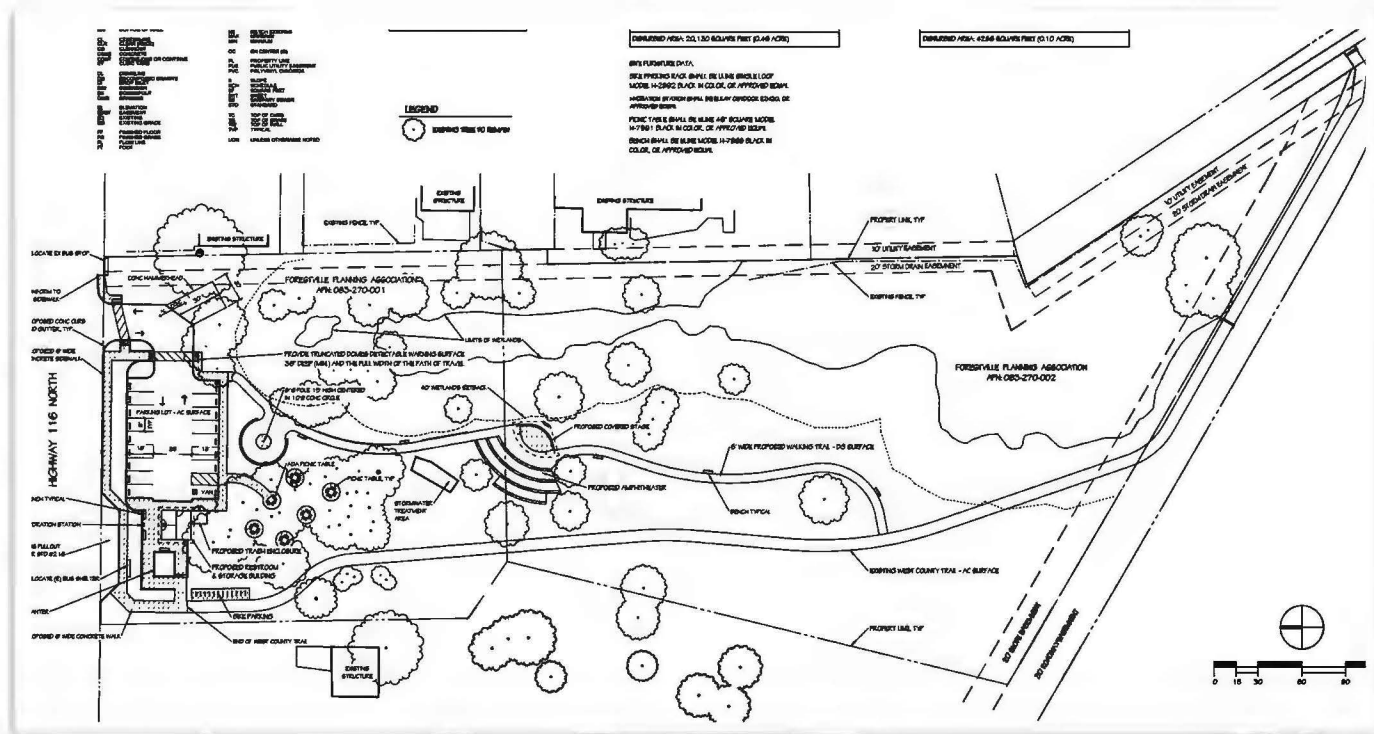
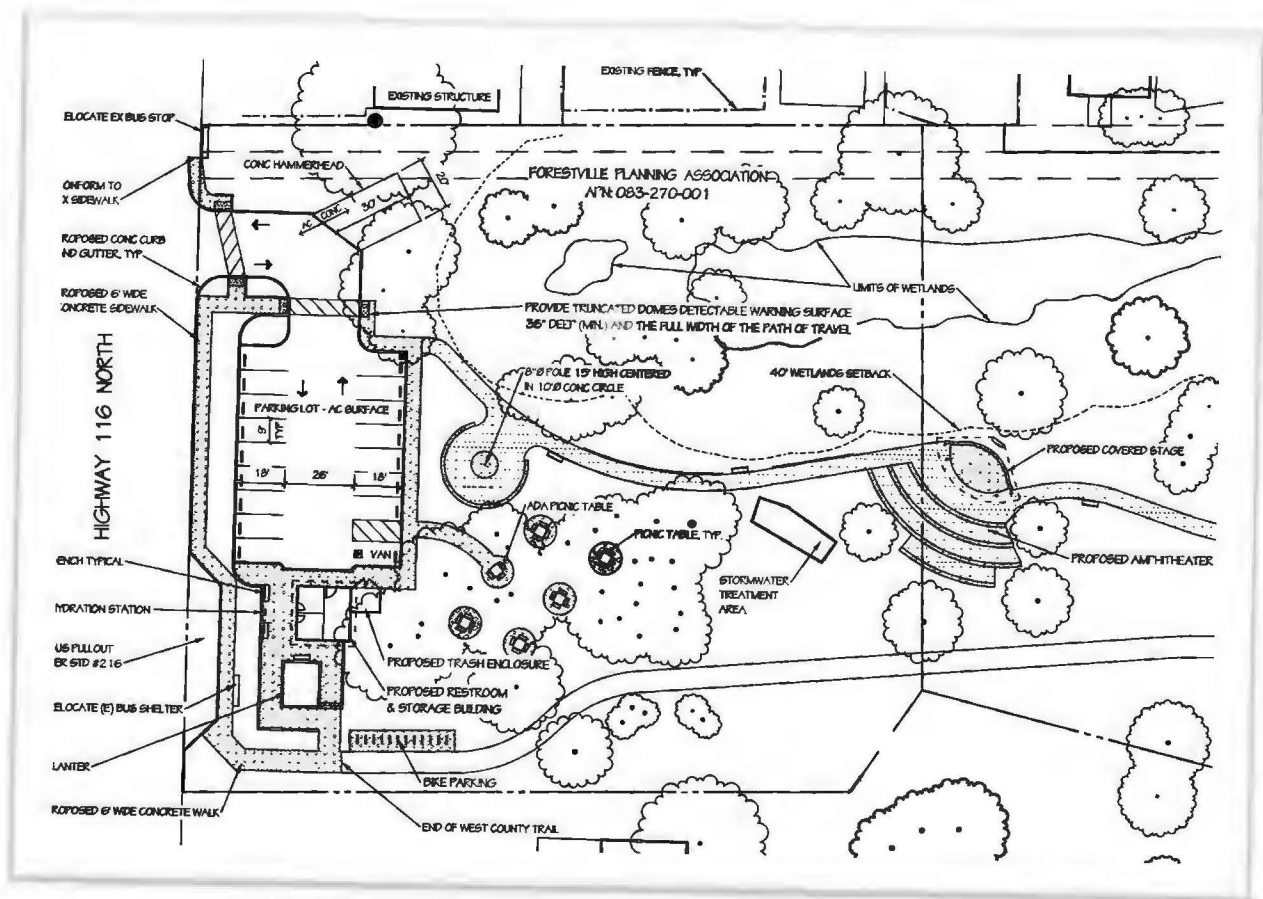


Figure 2: Partial Site Plan



Architectural Drawings for Forestville Downtown Oaks

Exterior Elevations:

- BACK VIEW OF STAGE STRUCTURE:** Shows the rear of the stage building with a flat roof and four support columns.
- DEL. VIEW OF STAGE STRUCTURE:** Shows the side of the stage building with a flat roof and a small entrance.
- NORTH SIDE OF RESTROOM-BREAK:** Shows the north side of the restroom-break building with a gabled roof and a small cupola.
- SOUTH SIDE OF RESTROOM-BREAK:** Shows the south side of the restroom-break building with a gabled roof and a small cupola.
- EAST SIDE OF RESTROOM-BREAK:** Shows the east side of the restroom-break building with a gabled roof and a small cupola.
- WEST SIDE OF RESTROOM-BREAK:** Shows the west side of the restroom-break building with a gabled roof and a small cupola.

Interior and Site Plans:

- PLAN OF STAGE PLAN:** A detailed plan of the stage area showing the layout of the stage, seating, and other features.
- FLOOR PLAN:** A detailed floor plan of the building showing the layout of the rooms, including the stage, restroom, and break area.

Project Information:

KEN SMITH DESIGN
 10000 N. 100th Ave., Suite 100
 Forestville, California 95629
 Phone: (916) 338-1111

BUILDING PLANS AND ELEVATIONS

FORESTVILLE DOWNTOWN OAKS
 5700 57th Highway 118 North
 Forestville, California 95629

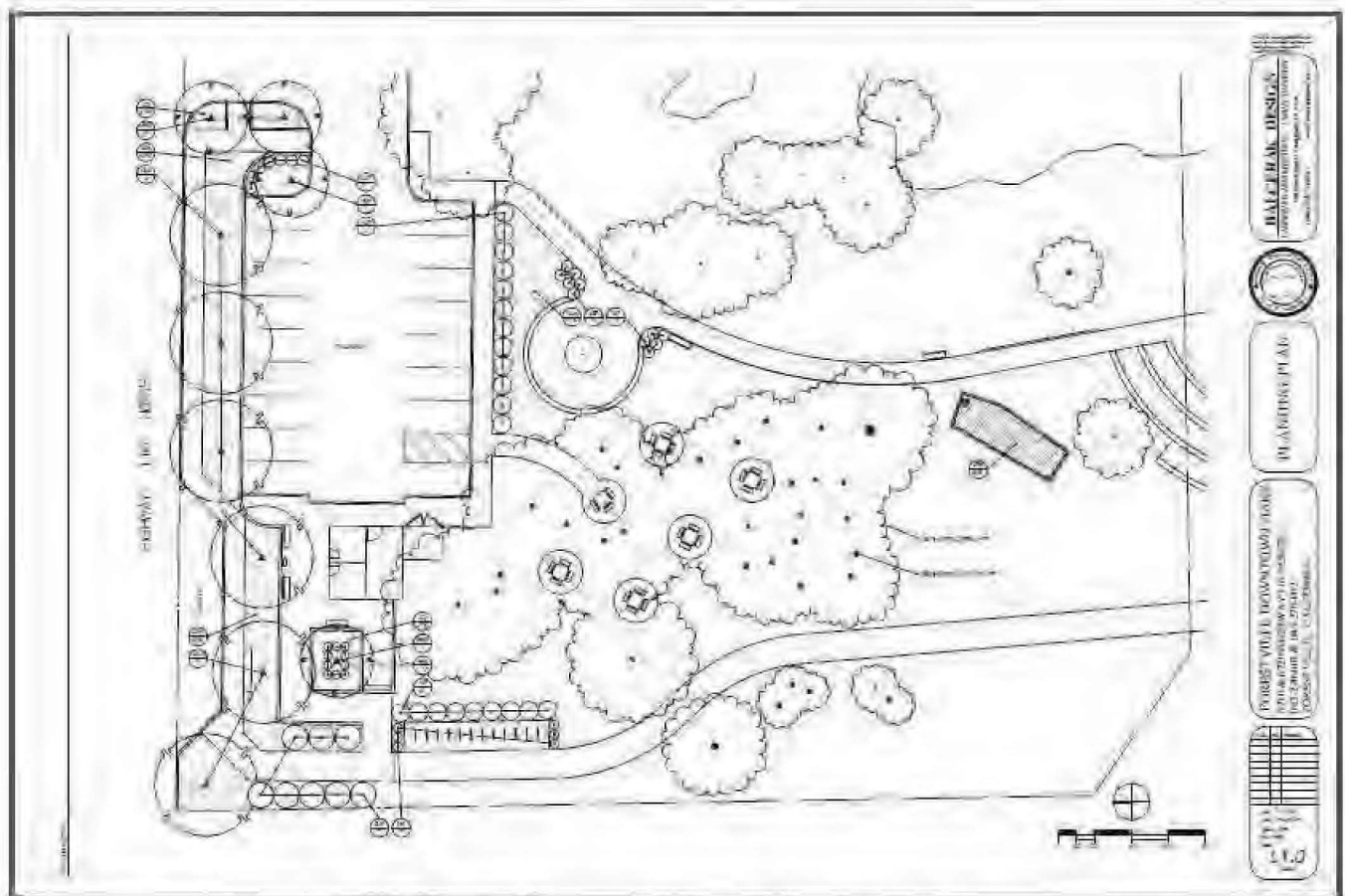
Scale: 1/4" = 1'-0"

STAGE SLAB

8'-6"

WING WALLS ARE FOLDED OUT TO BE EVEN WITH BACK VIEW OF STAGE STRUCTURE

Figure 5: Planting Plan using low water-use native plants



PLANTING LEGEND					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE
		TREES			
MSM	#10	ANACARDIUM ORAUSTRORUM ST. MARK	ANACARDIUM		MEDIUM
QLO	#10	QUERCUS LONATA	VALLEY OAK		LOW
		SHRUBS			
HLF	#5	ARCTOSTAPHYLOS AUSTERINAE	MANzanita		LOW
DBS	#5	DRYAS SQUINOSUS SUPPLANTICA	DWARF ENGLISH BROMBID		MEDIUM
		PERENNIALS			
DB	#1	DIETES MINORIS	WICKWIRE		LOW
LOP	#1	LET MUS COMENSATUS CHAFFON PENSE	PIEDRA		LOW
		GROUNDCOVERS			
CP	#1	CAREX OVATA	DEWLEAF SEDGE	2' OC. TR. SPACING	LOW
CB	#1	CONIOTHUS GLAUCUS VANDER BARK	WILD LILY	8' OC. TR. SPACING	LOW
CP	#1	ARCTOSTAPHYLOS	CALIFORNIA BUSH	2' OC. TR. SPACING	LOW

IV. SETTING

Surrounding Land and Land Uses:

The park Property is located in downtown Forestville within the Urban Service Area, and is bordered by commercial and residential uses to the north and east, and vineyards to the west and south (Figure 6). Caltrans and Sonoma County Department of Public Works have plans to include a roundabout at Mirabel Road and Highway 116. An existing trailhead and trail extension on the project property currently connects Highway 116 to the West County Regional Trail.

Figure 6: Project Site in Downtown Forestville and Surrounding Area



Topology and Hydrology

The project site features level to moderately sloping topography in the Green Valley Creek watershed, with elevations ranging from approximately 165 feet at the northwest property corner to approximately 130 feet at the southeast property corner. The western portion of the study site generally drains southeastward to a south-draining swale in the eastern portion of the project site. In March 2018, immediately after a rainstorm, surface water was observed running southward along this swale. Ephemeral runoff was likely a dominant source, but a secondary source may be seasonal seepage surfacing through the porous soil along the swale.

A roadway along the eastern edge of the site drains southward in a constructed ditch which leads into a blackberry thicket. There is an underground storm drain leading from Front Street to an outlet in the blackberry thicket into a channel that drains south southeastward off the project site. Drainage from the site's swale and channel flows southwestward for approximately $\frac{1}{4}$ mile to an unnamed blue-line tributary that joins Green Valley Creek approximately $\frac{3}{5}$ mile southwest of the project site. Green Valley Creek flows northward to the Russian River, a traditional navigable water of the United

States, approximately 2-1/3 miles north-northwest of the study site.

Geology and Soils

The geologic unit underlying the project site is the Merced Formation, a late Pliocene marine deposit formed approximately 3 million years ago during the Pliocene Epoch (Alt and Hyndman 2000). The Merced Formation consists of an assortment of medium to fine grained fossiliferous marine sandstone with minor zones of clay and pebbles, tuffaceous in part (California Department of Conservation, Division of Mines and Geology 1975).

The Sonoma County Soil Survey (USDA, Soil Conservation Service 1972) classifies soils on the project site into the Goldridge soil series (see Figure 7, Soil Type Map). The northern portion of the project site is classified Goldridge fine sandy loam, 9 to 15 percent slopes and the southern portion of the project site is classified Goldridge fine sandy loam, 2 to 9 percent slopes. Goldridge soils are moderately well drained fine sandy loams that have a sandy clay subsoil. At a depth of 40 – 60 inches, these soils are underlain by coarse-grained, weakly consolidated sandstone. There are several areas on the project site with pockets of willow species, generally indicating the presence of subsurface soil moisture year round. (Information in this section and the map are taken from the Forever Forestville Baseline Conservation Easement document.)

Figure 7: Soil Type Map



Vegetation, Habitats, and Biological Resources

The project site is characterized by Valley Oak Woodland, Annual Grassland, and Montane Riparian habitat types (See Figure 8: Vegetation Type Map).

Plant species listed as “invasive exotic” have been designated such by the California Invasive Plant Council (Bossard, et. al. 2000). Plant species listed as “noxious” include noxious weeds identified by the California Department of Food and Agriculture (Best, et. al. 1996). Plants listed with an asterisk (*) are non-native. (Information in this section and the map are taken from the Forever Forestville Baseline Conservation Easement document.)

Valley Oak Woodland

The Valley Oak Woodland on the project site consists primarily of mature valley oak (*Quercus lobata*)/Oregon oak (*Quercus garryana*) hybrids, with numerous saplings in the understory. Other tree species include black oak (*Quercus kelloggii*), immature coast live oak (*Quercus agrifolia*) and black walnut (*Juglans hindsii*). Dominant shrub species include poison oak and the invasive Himalayan blackberry. One French broom (*Genista monspessulana*) plant, a highly invasive species was noted.

Listed below are the species encountered during the December field visits that could be identified.

COMMON NAME	BOTANICAL NAME
valley oak/Oregon oak	<i>Quercus lobata/garryana</i> hybrid
black oak	<i>Quercus kelloggii</i>
coast live oak	<i>Quercus agrifolia</i>
northern California black walnut	<i>Juglans hindsii</i>
blue gum eucalyptus*	<i>Eucalyptus globulus</i>
English plantain* (invasive exotic)	<i>Plantago lanceolata</i>
French broom* (invasive exotic)	<i>Genista monspessulana</i>
bindweed*	<i>Convolvulus arvensis</i>
Harding grass* (invasive exotic)	<i>Phalaris aquatica</i>
teasal* (invasive exotic)	<i>Dipsacus</i> sp.
bristly oxtongue* (invasive exotic)	<i>Picris echioides</i>
filaree*	<i>Erodium</i> sp.
Himalayan blackberry* (invasive exotic)	<i>Rubus armeniacus</i>
wild carrot*	<i>Daucus carota</i>
coyote bush	<i>Baccharis pilularis</i>
poison oak	<i>Toxicodendron diversilobum</i>
coyote bush	<i>Baccharis pilularis</i>

Annual Grassland

Landscaped/disturbed annual grassland is the most prevalent land cover type on the project site and is dominated by species typical of regularly mowed and otherwise disturbed non-native annual grassland. The southern portion of the Property is dominated by the Annual Grassland habitat type. The Annual Grassland habitat type typically consists primarily of introduced grasses and forbs. Due to seasonal dormancy, most of the grasses and forbs could not be identified. Grasses noted include velvet grass (*Holcus lanatus*) and Harding grass (*Phalaris aquatica*) both invasive species. Creeping wild rye or beardless wild rye (*Elymus triticoides*), a native perennial grass that favors wet conditions was noted in the moister area near the southeastern property corner. This habitat type also includes forbs, perennial grasses and an occasional tree, shrub, and vine. Himalayan blackberry is widespread in this habitat type on the project site. Listed below are the species encountered during the December field visits that could be identified.

COMMON NAME	BOTANICAL NAME
velvet grass* (invasive exotic)	<i>Holcus lanatus</i>
Harding grass* (invasive exotic)	<i>Phalaris aquatica</i>
Himalayan blackberry* (invasive exotic)	<i>Rubus armeniacus</i>

wild radish* (invasive exotic)
 rush
 plantain*
 fennel* (invasive exotic)
 bindweed*
 sheep sorrel*
 curly dock
 Italian thistle
 bull thistle* (invasive exotic)
 valley oak
 coyote bush
 fruit trees

Raphanus sativus
 Juncus sp.
 Plantago sp.
 Foeniculum vulgare
 Convolvulus arvensis
 Rumex acetosella
 Rumex crispus
 Cardus pycnocephalus
 Cirsium vulgare
 Quercus lobata
 Baccharis pilularis

Montane Riparian

The Montane Riparian habitat type is located along the southeastern property line and in moister areas along several swales on the project site. Riparian habitat on site is located on both sides of the open creek channel within the project site. Arroyo willow and red willow are the dominant tree species of this habitat type on the Property. Listed below are plant species encountered within this habitat type on the project site.

COMMON NAME

arroyo willow
 red willow
 coast live oak
 valley oak/Oregon oak
 poison oak
 poison hemlock* (invasive exotic)
 Himalayan blackberry* (invasive exotic)
 fennel* (invasive exotic)
 Italian thistle (invasive exotic- noxious)
 California wild blackberry
 California wild rose
 rush
 sedge
 Calif. honeysuckle
 hedge nettle

BOTANICAL NAME

Salix lasiolepis
 Salix laevigata
 Quercus agrifolia
 Quercus lobata/garryana hybrid
 Toxicodendron diversilobum
 Conium maculatum
 Rubus armeniacus
 Foeniculum vulgare
 Carduus pycnocephalus
 Rubus ursinus
 Rosa californica
 Juncus sp.
 Carex sp.
 Lonicera hispidula
 Stachys ajugoides var. rigida

Stream Channel/Wetland

Wetland/water features under the potential jurisdiction of the U.S. Corps of Engineers, Regional Water Quality Control Board and/or California Department of Fish and Wildlife include 590 linear feet of open stream channel with an ordinary high water mark mapped where the channel is between 4- and 10-feet wide. The stream channel had approximately 1 foot of flowing water during the time of LSA's survey. This open creek channel is supplied by the outlet of a concrete culvert of the storm water drainage system, a 260-foot-long roadside ditch, and 80 feet of an ephemeral erosional feature just north of the open creek channel. See Figure 9: Potential Section 404 Waters of the United States.

Figure 8: Vegetation Type Map

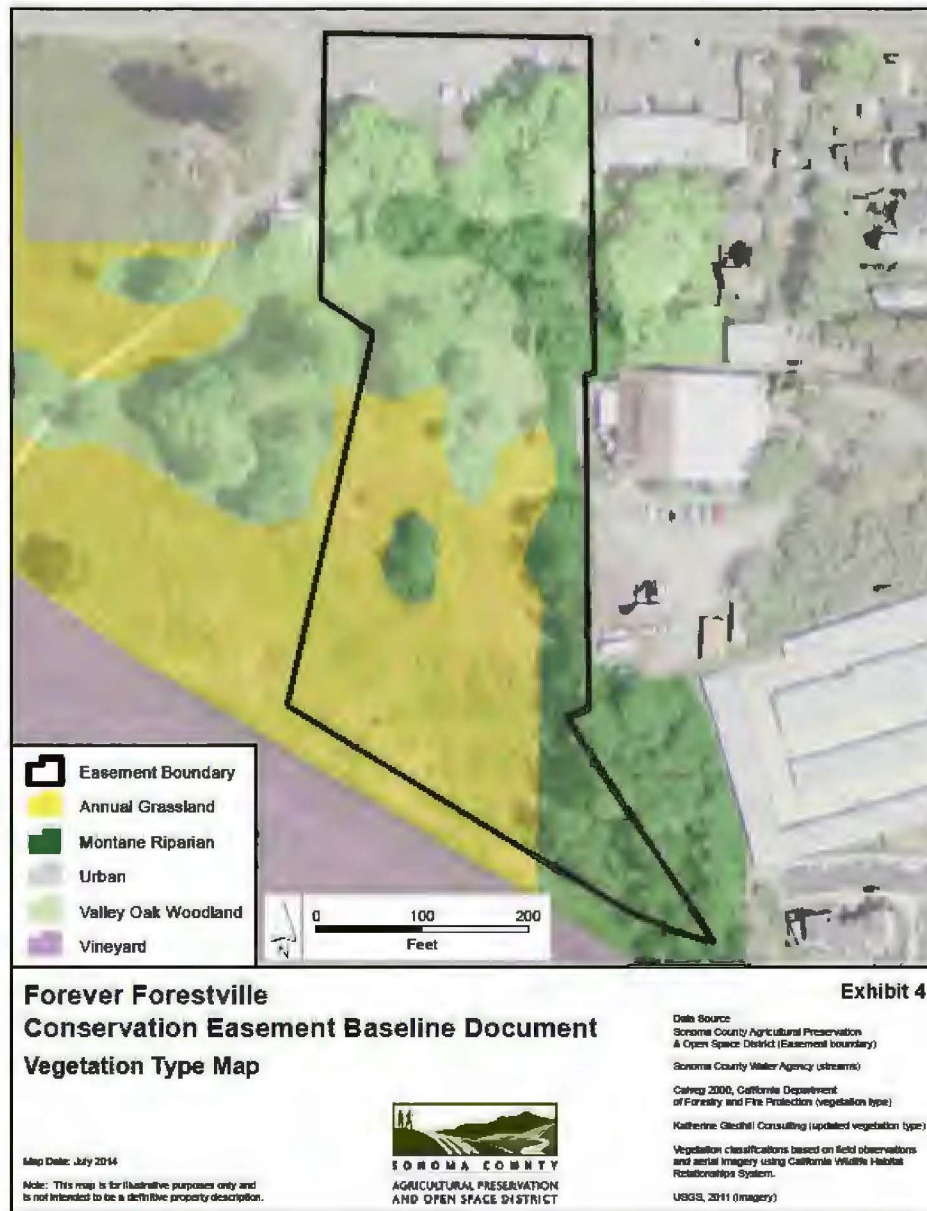
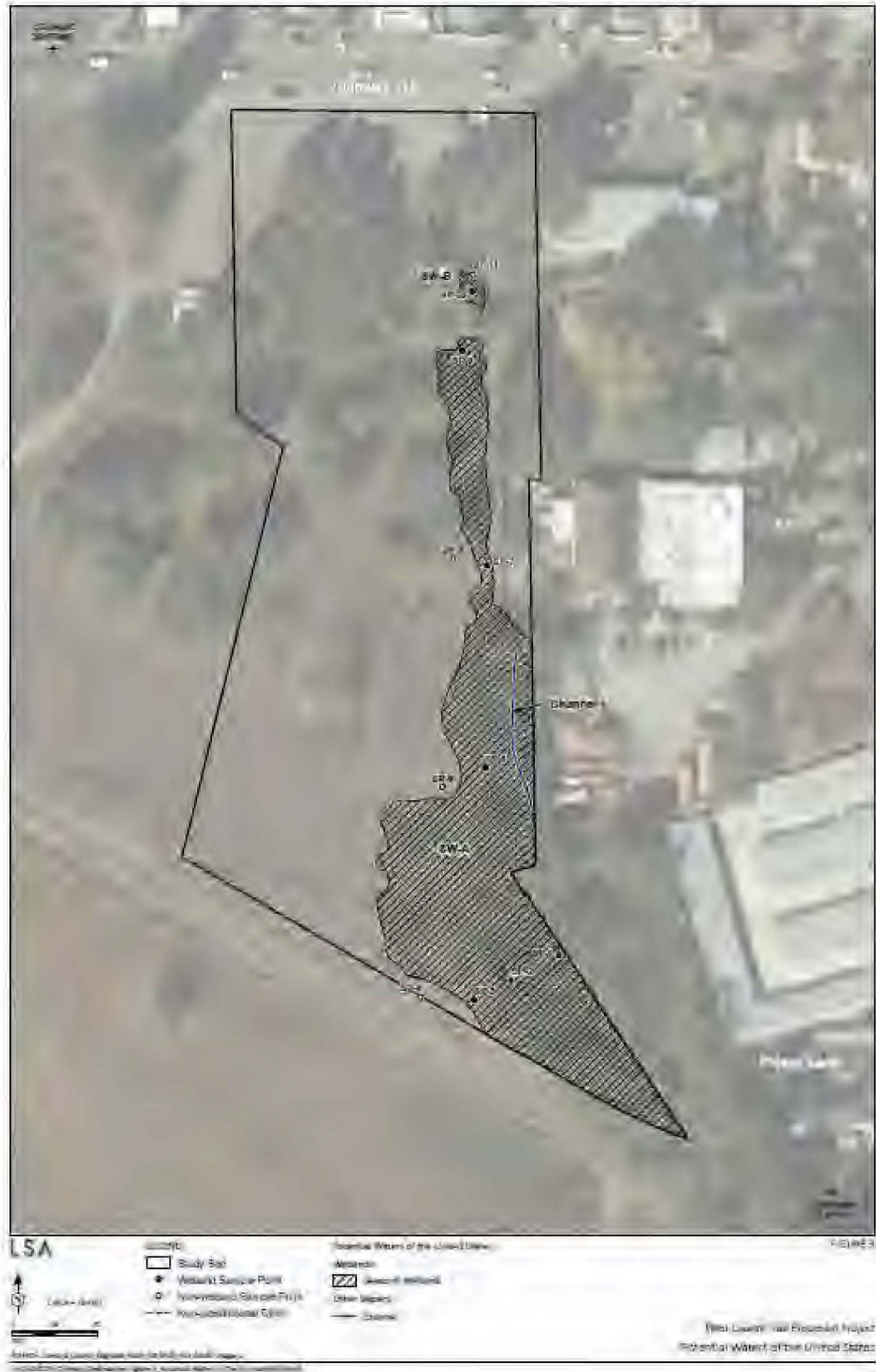


Figure 9: Potential Section 404 Waters of the United States



Wildlife

The habitat types on the project site support a wide variety of wildlife, including habitat for songbirds, raptors, deer and small mammals. Species observed include Red-tailed Hawk (*Buteo jamaicensis*), Red-shouldered Hawk (*Buteo lineatus*), Turkey Vulture (*Cathartes aura*), Acorn Woodpecker (*Melanerpes formicivorus*), numerous songbirds, and Black-tail Deer (*Odocoileus hemionus columbianus*).

Noise:

Existing traffic noise is generated by traffic on Hwy 116. The proposed parking lot with entry and exit from Hwy 116 is to be located in the same locations as the existing unimproved parking area and driveway. Existing special events held onsite have included amplified music and speech.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

Agency Referral

An updated referral packet was drafted and circulated on November 2, 2021 to inform and solicit comments from selected relevant local, state and federal agencies, local Tribes; and to special interest groups that were anticipated to take interest in the revised project. Comments were received from Sonoma Public Infrastructure, Permit Sonoma Fire Prevention Section, Permit Sonoma Natural Resources Section, Permit Sonoma Building Division, Permit Sonoma Sanitation Section, Sonoma County Grading and Storm Water Section, California Department of Transportation (Caltrans), U.S. Army Corps of Engineers-Regulatory Branch, and Sonoma Local Agency Formation Commission. Their comments included recommended conditions of approval.

The referral responses included several requests for further information and included recommended draft use permit conditions of approval. No public comments have been received to date.

Tribal Consultation Under AB52 and SB18

Assembly Bill 52 and Senate Bill 18 Project Notifications were sent to the following Tribes:

- Cloverdale Rancheria of Pomo Indians
- Dry Creek Rancheria Band of Pomo Indians
- Torres Martinez Desert Cahuilla Indians
- Mishewal Wappo Tribe of Alexander Valley
- Middletown Rancheria Band of Pomo Indians
- Lytton Rancheria of California
- Kashia Pomos Stewarts Point Rancheria
- Federated Indians of Graton Rancheria
- Guidiville Indian Rancheria
- Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
- Pinoleville Pomo Nation

One Tribe engaged in formal consultation under Senate Bill 18 (see Section 18. Tribal Cultural Resources below).

VI. OTHER RELATED PROJECTS

The Applicant is coordinating with Sonoma Public Infrastructure with regards to frontage improvements planned through the downtown Forestville corridor.

In 2007 and 2010, the Board of Supervisors adopted Mitigated Negative Declarations and conditionally

approved two projects (tentative map and precise development plan) for the site and surrounding properties under File No. PLP06-0076 and PLP07-0062. Although the General Plan Amendment and Zoning Change requests associated with the 2007 applications completed, the conditions of approval for both development proposals expired and the associated tentative maps did not record. As a result, the project property is zoned Planned Community yet there is no precise development plan established for the project property.

VII. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County's implementing ordinances and guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Less Than Significant with Mitigation Incorporated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of less than significant where feasible. All references and sources used in this Initial Study are listed in the Reference section at the end of this report and are incorporated herein by reference.

The owner, Forestville Planning Association, has agreed to accept all mitigation measures listed in this Initial Study as conditions of approval for the proposed project, and to obtain all necessary permits.

1. AESTHETICS:

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Comment: The project site has a Scenic Resource designation due to its location along State Highway 116, a Scenic Corridor. The proposed park improvements are designed to connect to an existing public bike path and protect the onsite oak woodlands, grassland, and wetlands will not result in a substantial adverse affect on a scenic vista.

Significance Level: Less than Significant Impact.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Comment: The project site is on a State scenic highway and does not result in removal of protected oak trees. The project will not damage any historic buildings.

Significance Level: No Impact.

c) In non-urbanized areas substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Comment: The project will not cause a degradation to the existing visual character or quality of the site and its surroundings. The proposed park improvements are designed to connect to an existing public bike path and protect the onsite oak woodlands, grassland, and wetlands consistent with design standards for construction within a Scenic Corridor.

Scenic Corridors:

Pursuant to the County's Visual Assessment Guidelines, the project ranks "High" in Site Sensitivity since the site is located along Highway 116, a designated Scenic Corridor has a zoning designation of Scenic Resources (SR) protecting scenic resources. The Visual Dominance of the project is "Co-Dominant" due to the location of the park in a downtown urban area. Utilizing the Visual Assessment Guidelines' matrix, the project's visual impact will be significant unless mitigated.

Table 1: Site Sensitivity Table from Sonoma County Visual Assessment Guidelines

Sensitivity	Visual Dominance			
	Dominant	Co-Dominant	Subordinate	Inevident
Maximum	Significant	Significant	Significant	Less than significant
High	Significant	Significant	Less than significant	Less than significant
Moderate	Significant	Less than significant	Less than significant	Less than significant
Low	Less than significant	Less than significant	Less than significant	Less than significant

Pending final Design Review action, staff finds that the proposed design is consistent with the applicable Design Guidelines and design provisions within County Code. To ensure compliance with the Zoning Code's criteria for developing in a Scenic Corridor, a mitigation measure has been incorporated into the project requiring final DRC approval on the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plans prior to any grading and building permit issuance. With final Design Review, the project will not cause a significant visual impact.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

Mitigation VIS-1:

Prior to issuance of building permits, the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plans shall be submitted for design review by Permit Sonoma or the Design Review Committee.

Mitigation Monitoring VIS-1:

The Permit and Resource Management Department shall not issue the Building Permit until the project site plan, building elevations, colors and materials, signage, lighting plan, landscaping and irrigation plan has been submitted that is consistent with the approved plans and County standards. Permit Sonoma shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Comment: Exterior night lighting at events could create a new source of light and glare in the area. The County's standard development regulations under Article 82 of the Zoning Code (Design Review), minimizes the impact of new development by ensuring that exterior lighting is designed to prevent glare, and preclude the trespass of light on to adjoining properties and into the night sky.

The above mentioned Mitigation Measure requires the lighting plan to be reviewed and approved by the Design Review Committee. The project will require exterior lighting as necessary to comply with the California Building Code. A standard condition of approval requires "All new exterior lighting to be dark sky compliant, low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

Prior to final occupancy of building permits, the applicant is required to demonstrate compliance with exterior lighting requirements by providing PRMD photograph documentation of all exterior light fixtures installed. By incorporating mitigation measures and standard conditions of approval, the project will not result in a new source of substantial light or glare which would adversely affect day or nighttime view in the area.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation: See Mitigation Measure VIS-1

2. AGRICULTURE AND FOREST RESOURCES:

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Comment: According to the Sonoma County Important Farmlands Map, approximately 3 acres of the southern portion of the project property is designated Farmland of Local Importance. The proposed park improvements (parking lot, restroom/storage building, picnic tables and pathways) are primarily located in the northern portion of the property which is designated as Urban and Built-Up Land of the Sonoma County Important Farmlands Map. A 6-foot-wide new walking trail and outdoor amphitheater with a covered stage are proposed in the central portion of the property of the property. These improvements would not convert a significant amount of designated farmland to non-agricultural use and therefore potential impacts are less than significant. Additionally, the project property is encumbered by a Conservation Easement held by Sonoma County Agricultural Preserve and Open Space District which limits the extent of park improvements to a building envelope in the northern half of the property and requires the use of the property be restricted to natural resource protection, recreational, and educational

uses as defined in documents recorded under O.R. #2013-110043 and #2013-110044.

Significance Level: Less than Significant Impact.

b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?

Comment:

The property is not zoned for agricultural use and is not under a Williamson Act contract.

Significance Level: No Impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Comment: The project site is not under the TP (Timberland Production) zoning district, nor will the project conflict with or cause a change to lands under TP zoning.

Significance Level: No Impact.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Comment: The project does not result in a loss of forest land or conversion of forest land to non-forest use. The project site is zoned Planned Community with a Limited Commercial land use designation, located in downtown Forestville. The onsite oak woodland, grasslands and wetlands onsite will continue to be protected.

Significance Level: No Impact.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

Comment: The project does not involve other changes in the existing environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

Significance Level: No Impact.

3. AIR QUALITY:

Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Comment: The project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The Northern Sonoma County Air Pollution Control District has not published emission guidelines for conventional and GHG emissions, hence, published guidelines developed by the Bay Area Air Quality Management District (BAAQMD) are used. The project would not create any conflicts or obstruct implementation of the BAAQMD guidelines.

Significance Level: No Impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?

Comment: State and Federal governments have established standards for six criteria air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, and particulates with a diameter of less than 10 and 2.5 microns (PM₁₀ and PM_{2.5}, respectively). In addition to criteria air pollutants, there are other, secondary pollutants that can lead to the formation of criteria air pollutants. For example, nitrogen oxides (NO_x) and volatile organic compounds (VOC) react with sunlight and can lead to the formation of ground level ozone.

Since the geographic area under the Northern Sonoma County Air Pollution Control District's (NSCAPCD) jurisdiction is in attainment for all criteria air pollutants, meaning there have been no violations of State or Federal air quality standards, no CEQA thresholds of significance have been set for the NSCAPCD. NSCAPCD does, however, suggest the use of the Bay Area Air Quality Management District (BAAQMD) CEQA thresholds and mitigation measures.

Construction Emissions

Construction emissions are assumed to be negligible as the construction project is quite small and much of the activity would not require heavy-duty equipment or extensive truck trips.

Operational Emissions

The Sonoma County General Plan Resource Conservation Element addresses pollutants from mobile sources (e.g. transportation sources). The project will create traffic, therefore the following goal would be relevant to the proposed project:

Goal RC-13: Preserve and maintain good air quality and provide for an air quality standard that will protect human health and preclude crop, plant, and property damage in accordance with requirements of the federal and State CAA's (Clean Air Act).

State and Federal standards have been established for the "criteria pollutants": ozone, carbon monoxide, nitrogen dioxide, sulphur dioxide, and particulate (PM₁₀ and PM_{2.5}). The project would not add any new equipment or processes that would have significant emissions or require permits from the air district.

Mobile emissions are criteria pollutants that would result from additional traffic generated by the project. The project would cause mobile emissions because it would add traffic, however, the increase over the existing traffic at the site would be very small. The emission of criteria pollutants would be less than significant.

The BAAQMD guidelines include a table (Table 6, Projects with Potentially Significant Emissions) with typical projects and the size of the project that is likely to generate significant quantities of NO_x, one of the ozone precursors. All of the examples in the table generate at least 3000 trips a day. Further, the BAAQMD's guidelines recommends that no detailed air quality analysis be done for projects generating fewer than 2000 trips per day. This project is far smaller than the examples given, and it is concluded that the project traffic would not emit significant criteria pollutants.

Significance Level: Less Than Significant Impact

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment: Sensitive receptors include hospitals, schools, convalescent facilities, and residential areas. The project would not expose sensitive receptors to significant concentrations of pollutants because the project will have no long-term effect on PM₁₀. All surfaces will be paved, gravel, landscaped or otherwise

treated to stabilize bare soils, and operational dust generation will be insignificant. There could be a significant short-term emission of dust (which would include PM_{2.5} and PM₁₀) during construction that would affect nearby residents. Dust emissions can be reduced to less than significant by the mitigation measure described below.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation Measure AIR-1:

The following dust control measures shall be included in the project:

- a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
- b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Mitigation Monitoring AIR-1:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on all construction plans including plans for building and grading.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Comment:

The BAAQMD's CEQA Air Quality Guidelines (2022) identifies land uses associated with odor complaints to include, but are not limited to, wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants.

The proposed park improvements and outdoor community event spaces are not expected to result in other emissions. Construction equipment may generate odors during project construction activities, but the impact would be less than significant as it would be a short-term impact that ceases upon completion of the project.

Significance Level: Less than Significant Impact.

4. BIOLOGICAL RESOURCES:

Regulatory Framework

The following discussion identifies federal, state and local environmental regulations that serve to protect sensitive biological resources relevant to the California Environmental Quality Act (CEQA) review process.

Federal

Federal Endangered Species Act (FESA)

FESA establishes a broad public and federal interest in identifying, protecting, and providing for the recovery of threatened or endangered species. The Secretary of Interior and the Secretary of Commerce are designated in FESA as responsible for identifying endangered and threatened species and their critical habitat, carrying out programs for the conservation of these species, and rendering opinions

regarding the impact of proposed federal actions on listed species. The USFWS and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries) are charged with implementing and enforcing the FESA. USFWS has authority over terrestrial and continental aquatic species, and NOAA Fisheries has authority over species that spend all or part of their life cycle at sea, such as salmonids.

Section 9 of FESA prohibits the unlawful "take" of any listed fish or wildlife species. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action." USFWS's regulations define harm to mean "an act which actually kills or injures wildlife." Such an act "may include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3). Take can be permitted under FESA pursuant to sections 7 and 10. Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

The Migratory Bird Treaty Act of 1918 (MBTA)

The U.S. MBTA (16 USC §§ 703 et seq., Title 50 Code of Federal Regulations [CFR] Part 10) states it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill; attempt to take, capture or kill; possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or in part, of any such bird or any part, nest or egg thereof..." In short, under MBTA it is illegal to disturb a nest that is in active use, since this could result in killing a bird, destroying a nest, or destroying an egg. The USFWS enforces MBTA. The MBTA does not protect some birds that are non-native or human-introduced or that belong to families that are not covered by any of the conventions implemented by MBTA. In 2017, the USFWS issued a memorandum stating that the MBTA does not prohibit incidental take; therefore, the MBTA is currently limited to purposeful actions, such as directly and knowingly removing a nest to construct a project, hunting, and poaching.

The Clean Water Act (CWA)

The CWA is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401.

Section 404.

As part of its mandate under Section 404 of the CWA, the EPA regulates the discharge of dredged or fill material into "waters of the U.S.". "Waters of the U.S. include territorial seas, tidal waters, and non-tidal waters in addition to wetlands and drainages that support wetland vegetation, exhibit ponding or scouring, show obvious signs of channeling, or have discernible banks and high-water marks. Wetlands are defined as those areas "that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3(b)). The discharge of dredged or fill material into waters of the U.S. is prohibited under the CWA except when it is in compliance with Section 404 of the CWA. Enforcement authority for Section 404 was given to the USACE, which it accomplishes under its regulatory branch. The EPA has veto authority over the USACE's administration of the Section 404

program and may override a USACE decision with respect to permitting. Substantial impacts to waters of the U.S. may require an Individual Permit's Projects that only minimally affect waters of the U.S. may meet the conditions of one of the existing Nationwide Permits, provided that such permit's other respective conditions are satisfied. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions (see below).

Section 401.

Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a certification or waiver from the State of California. The "401 Certification" is provided by the State Water Resources Control Board through the local Regional Water Quality Control Board (RWQCB). The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities and wastewater recycling. The RWQCB recommends the "401 Certification" application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under the CEQA. The application to the RWQCB is similar to the pre-construction notification that is required by the USACE. It must include a description of the habitat that is being impacted, a description of how the impact is proposed to be minimized and proposed mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland at a minimum ratio of 2:1, or twice as many acres of wetlands provided as are removed. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

State

California Endangered Species Act (CESA)

Provisions of CESA protect state-listed threatened and endangered species. The CDFW is charged with establishing a list of endangered and threatened species. CDFW regulates activities that may result in "take" of individuals (i.e., "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill"). Habitat degradation or modification is not expressly included in the definition of "take" under the California Fish and Game Code (CFGC), but CDFW has interpreted "take" to include the killing of a member of a species which is the proximate result of habitat modification.

Fish and Game Code 1600-1602

Sections 1600-1607 of the CFGC require that a Notification of Lake or Streambed Alteration Agreement (LSAA) application be submitted to CDFW for "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." CDFW reviews the proposed actions in the application and, if necessary, prepares a LSAA that includes measures to protect affected fish and wildlife resources, including mitigation for impacts to bats and bat habitat.

Nesting Birds

Nesting birds, including raptors, are protected under CFGC Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under CFGC Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under CFGC 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest

abandonment and/or loss of reproductive effort is considered “take” by CDFW.

Non-Game Mammals

Sections 4150-4155 of the CFGC protects non-game mammals, including bats. Section 4150 states “A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission”. The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under the CFGC.

California Fully Protected Species and Species of Special Concern

The classification of “fully protected” was the CDFW’s initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (fish at §5515, amphibians and reptiles at §5050, birds at §3503 and §3511, and mammals at §4150 and §4700) dealing with “fully protected” species state that these species “...may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected species,” although take may be authorized for necessary scientific research. This language makes the “fully protected” designation the strongest and most restrictive regarding the “take” of these species. In 2003, the code sections dealing with “fully protected” species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

California Species of Special Concern (CSC) are broadly defined as animals not listed under the FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing or because they historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologists, and others, and is intended to focus attention on the species to help avert the need for costly listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required. This designation also is intended to stimulate collection of additional information on the biology, distribution, and status of poorly known at-risk species, and focus research and management attention on them. Although these species generally have no special legal status, they are given special consideration under the CEQA during project review.

Porter-Cologne Water Quality Control Act

The intent of the Porter-Cologne Water Quality Control Act (Porter-Cologne) is to protect water quality and the beneficial uses of water, and it applies to both surface and ground water. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the RWQCBs develop basin plans that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of both statewide and basin plans. Waters regulated under Porter-Cologne, referred to as “waters of the State,” include isolated waters that are not regulated by the USACE. Projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State are required to comply with the terms of the Water Quality Certification Program. If a proposed project does not require a federal license or permit, any person discharging, or proposing to discharge, waste (e.g., dirt) to waters of the State must file a Report of Waste Discharge and receive either waste discharge requirements (WDRs) or a waiver to WDRs before beginning the discharge.

Local

Sonoma County General Plan

The *Sonoma County General Plan 2020* Land Use Element and Open Space & Resource Conservation Element both contain policies to protect natural resource lands including, but not limited to, watershed, fish and wildlife habitat, biotic areas, and habitat connectivity corridors.

Riparian Corridor Ordinance

The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. These provisions are intended to protect and enhance riparian corridors and functions along designated streams, balancing the need for agricultural production, urban development, timber and mining operations and other land uses with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, channel stability, groundwater recharge, opportunities for recreation, education and aesthetic appreciation and other riparian functions and values.

Oak Woodland and Valley Oak Habitat Ordinances

The Oak Woodland and Valley Oak Habitat Combining Districts are established to advance the protection, preservation, and enhancement of oak trees and Oak Woodlands in Sonoma County for the benefit of present and future generations and to implement Sonoma County General Plan Policies OSRC-7l, related to Oak Woodlands, and OSRC-7m, related to valley oak habitat. Removal of oaks within Oak Woodlands is prohibited unless the removal meets exceptions for certain listed land uses promote public, health, safety, and welfare, including uses related to hazard reduction or removal, conservation, agriculture, pest control, and residential maintenance. Where proposed valley oak or Oak Woodland removal is subject to a discretionary permit process, mitigation measures to address loss of trees apply, such as measures to ensure no net loss of Oak Woodlands or, for the highest quality woodlands, would provide a unique public benefit equal to or greater than the value associated with removed oaks

Sonoma County Tree Protection Ordinance

The Sonoma County Tree Protection Ordinance (Sonoma County Code of Ordinances, Chapter 26, Article 88, Sec. 26-88-010 [m]) establishes policies for protected tree species in Sonoma County. Protected trees are defined (Chapter 26, Article 02, Sec. 26- 02-140) as the following species: big leaf maple (*Acer macrophyllum*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizenii*), madrone (*Arbutus menziesii*), oracle oak (*Quercus morehus*), Oregon oak (*Quercus garryana*), redwood (*Sequoia sempervirens*), valley oak (*Quercus lobata*), California bay (*Umbellularia californica*), and their hybrids.

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Comment:

Special-Status Species

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (The Service) Birds of Conservation Concern, and CDFW special-status invertebrates, are all considered special-status species. Although CDFW Species of

Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Plant species on California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Bat species designated as "High Priority" by the Western Bat Working Group (WBWG) qualify for legal protection under Section 15380(d) of the CEQA Guidelines. Species designated High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.

Endangered Species Act

The Endangered Species Act (ESA) of 1973, as amended (16 USC 1531 *et seq.*) was enacted to provide a means to identify and protect endangered and threatened species. Under the Section 9 of the ESA, it is unlawful to take any listed species. "Take" is defined as harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting a listed species. "Harass" is defined as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. "Harm" is defined as an act which actually kills or injures fish or wildlife and may include significant habitat modification or degradation which actually kills or injures fish or wildlife by significantly impairing essential behavioral patterns, including breeding, spawning, rearing, migrating, feeding, or sheltering. Actions that may result in "take" of a federal-listed species are subject to The Service or National Marine Fisheries Service (NOAA Fisheries) permit issuance and monitoring. Section 7 of ESA requires federal agencies to ensure that any action authorized, funded, or carried out by the agency is not likely to jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of designated critical habitat for such species. Any action authorized, funded, or carried out by a federal agency or designated proxy (e.g., Army Corps of Engineers) which has potential to affect listed species requires consultation with The Service or NOAA Fisheries under Section 7 of the ESA.

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

Essential Fish Habitat

Essential Fish Habitat (EFH) is regulated through the NMFS, a division of the National Oceanic and Atmospheric Administration (NOAA). Protection of Essential Fish Habitat is mandated through changes implemented in 1996 to the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) to protect the loss of habitat necessary to maintain sustainable fisheries in the United States. The Magnuson-Stevens Act defines Essential Fish Habitat as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" [16 USC 1802(10)]. NMFS further defines essential fish habitat as areas that "contain habitat essential to the long-term survival and health of our nation's fisheries" Essential Fish Habitat can include the water column, certain bottom types such as sandy or rocky bottoms, vegetation such as eelgrass or kelp, or structurally complex coral or oyster reefs. Under regulatory guidelines issued by NMFS, any federal agency that authorizes, funds, or undertakes action that may affect EFH is required to consult with NMFS (50 CFR 600.920).

Staff Analysis:

In 2018, Sonoma County Regional Parks commissioned LSA to prepare a Biological Resource Assessment on the project property, prior to construction of the West County Trail. LSA methods included the following:

Prior to the field visits, LSA biologists searched the CDFW's California Natural Diversity Data Base (CNDDB) and the California Native Plant Society's (CNPS's) Electronic Inventory of Rare and Endangered Vascular Plants of California for records of special-status species or habitat in the project vicinity. Additionally, LSA reviewed the Habitat Site Assessment for the Crinella Vineyard Installation and Housing Development Project (WRA 2003). The Habitat Site Assessment for the Crinella site includes the West County Trail Extension Project site in addition to large areas south and west of the site. Therefore, many significant elements discussed in the Crinella Habitat Site Assessment are not applicable to the West County Trail Extension Project site.

On March 16, 2018, LSA Senior Biologist/Wetland Specialist Bernhard Warzecha surveyed the study site to assess habitat for special-status species and sensitive habitats. Wildlife, wildlife sign, and plant species observed during the survey were documented in field notes. Additionally, potential aquatic resources subject to regulation by the Corps, RWQCB, and/or CDFW, including stream channels, riparian corridors, and seasonal wetlands, were documented and mapped (Figure 3).

LSA senior soil scientist Chip Bouril investigated the study site on June 7, 2018. Potential jurisdictional boundaries were mapped using a global positioning system (GPS) receiver with submeter accuracy. Boundaries were determined by following a combination of the limits of hydrophytic vegetation, the limits of observed redoximorphic mottling and wetland hydrology indicators, and topographic breaks. LSA established 11 wetland Sample Points on the study site. All data from the 11 Sample Points were recorded on standard wetland determination data forms.

On May 30, and July 20, 2018, LSA Senior Botanist Tim Milliken conducted focused rare plant surveys along the trail alignment. The surveys were conducted to coincide with the blooming periods of the special-status plants that had the potential to occur along the trail alignment.

LSA found the project may impact special-status species, nesting birds, and roosting bats as discussed further below.

Special Status Plant Species:

LSA's CNDDB search resulted in occurrence records for 32 species of special-status plants in the 5-mile vicinity of the study site (CDFW 2018). Following LSA's reconnaissance-level survey, the potential for these species to occur within the study site was assessed based on the habitats present, the proximity of known species occurrences, and knowledge of the species' range (see Table A of attachment 1). Ten of the plant species are unlikely to occur on the site due to the extent of disturbance, and/or the lack of suitable habitat (i.e., closed-cone coniferous forest, north coast coniferous forest, coastal prairie, chaparral, naturally occurring lakes and streams, vernal pools, alkaline areas, and serpentine soils). Twenty-one of the species have a low potential to occur due to the presence of disturbed, but potentially suitable grassland and riparian/wetland habitat. One species has a moderate potential to occur.

LSA found the project would not result in any significant impacts to special status plant species due to no suitable habitat present and none of the 32 plant species were observed during the focused plants surveys. Therefore, no mitigation is recommended.

Wildlife:

The study site provides habitat for several wildlife species, including amphibians, reptiles, birds, and mammals. Wildlife or wildlife sign observed during LSA's survey consist of turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottos*), California towhee (*Melospiza crissalis*), California scrub-jay (*Aphelocoma californica*), house sparrow (*Passer domesticus*), Botta's pocket gopher (*Thomomys bottae*) burrows, and dusky-footed woodrat

(*Neotoma fuscipes monochroura*) houses.

Special Status Wildlife:

From the results of the literature and database review, LSA developed a list of special-status wildlife species to be evaluated for the project (see Table A in Attachment 1). Following LSA's reconnaissance-level survey, the potential for these species to occur within the study site was assessed based on the habitats present within and adjacent to the study site, the proximity of known species occurrences, and knowledge of the species' range and/or mobility. Five of the special-status wildlife species evaluated are not likely to occur on the study site due to the absence of suitable habitat caused by the extent of disturbance, the site's prior use of as a landscaped backyard, and the lack of suitable habitat in the vicinity of the site. One of the species, the pallid bat (*Antrozous pallidus*), has a low potential to occur due to potential suitable habitat present.

Implementation of Mitigation Measure BIO-1 and BIO-2 would reduce potential impacts to nesting birds and roosting pallid bats.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation Measure BIO-1:

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

- (a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
- (b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. In addition, the qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest on the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (e.g., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted on the project site and within 100 feet of the construction limits for nesting non-raptors and 500 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.
- (c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 100 feet of non-raptor nests and 500 feet of raptor nests. Monitoring by a qualified biologist shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project construction activity, as determined by the qualified biologist, shall be monitored daily during the duration of project construction for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection

buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice-weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. Following completion of pre-construction nesting bird surveys (if required), a report of the findings shall be prepared by a qualified biologist and submitted to the County prior to the initiation of construction related activities that have the potential to disturb any active nests during the nesting season.

- (d) Specifically, with regards to potential burrowing owl wintering habitat in the remnant annual/perennial grasslands and else-where on the project site, a pre-wintering season survey shall be conducted by a qualified biologist during any year in which construction activities will occur between September 1 and January 31 following the 2012 CDFW Staff Report on Burrowing Owl Mitigation focusing on vegetation type and height, suitable burrows (with an opening of 11 cm in diameter and a depth greater than 150 cm, burrow surrogates culverts, piles of concrete, rubble, piles of soil, pipes, etc.) and the presence of burrowing owl sign (tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and nest burrow decoration material, and the presence of burrowing owl individuals or pairs. If evidence of burrowing owls is detected, the locations shall be mapped and Permit Sonoma and CDFW shall be contacted to determine if additional mitigation measures are needed to avoid impacts on the species.

Mitigation Monitoring BIO-1:

Permit Sonoma staff will not issue permits for ground disturbing activities between February 1st and August 31st until the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place prior to issuance.

Mitigation Measure BIO-2:

Bat Protection: Prior to any tree or building removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree or building removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees may be removed only if: a) presence of bats is presumed, or documented during the surveys described below, in trees with suitable bat habitat, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting two-step tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Mitigation Monitoring BIO-2:

Permit Sonoma shall include this mitigation measure in the conditions of approval for any planning, grading and building permits. Permit Sonoma staff shall ensure the results of the bat habitat assessment have been submitted to CDFW for written acceptance prior to starting Project activities.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Comment: All proposed park improvements, including the parking area, restrooms, picnic tables, amphitheater, and new pathways will be constructed more than 40-feet from the onsite seasonal wetlands and riparian area. The project does not result in removal of riparian vegetation or any trees onsite.

Significance Level: Less Than Significant Impact

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Comment:

Regulatory Framework

The Army Corps of Engineers (Corps) regulates “Waters of the United States”, including adjacent wetlands, under Section 404 of the federal Clean Water Act. Waters of the United States include navigable waters, interstate waters, territorial seas and other waters that may be used in interstate or foreign commerce. Potential wetland areas are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. All three parameters must be present, under normal circumstances, for an area to be designated as a jurisdictional wetland under the Clean Water Act. Areas that are inundated for sufficient duration and depth to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high water mark (OHWM). The discharge of dredged or fill material into a Waters of the U.S. (including wetlands) generally requires a permit from the Corps under Section 404 of the Clean Water Act.

“Waters of the State” are regulated by the Regional Water Quality Control Board (Water Board) under the State Porter-Cologne Water Quality Control Act. Waters of the State are defined by the Porter-Cologne Act as any surface water or groundwater, including saline waters, within the boundaries of the State. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the ACOE under Section 404 (such as roadside ditches). Section 401 of the Clean Water Act specifies that any activity subject to a permit issued by a federal agency must also obtain State Water Quality Certification (401 Certification) that the proposed activity will comply with state water quality standards. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the Water Board has the option to regulate the dredge and fill activities under its state authority through its Waste Discharge Requirements (WDR) program.

Per Sonoma County Code Section 11.14.110 all grading must be 50 feet from the identified wetland unless a wetlands report recommends a greater or lesser setback.

In 2018, Sonoma County Regional Parks commissioned LSA to conduct a Biological Resource Assessment of the project property. On March 16, 2018, LSA Senior Biologist/Wetland Specialist Bernhard Warzecha surveyed the study site to assess habitat for special-status species and sensitive habitats. Wildlife, wildlife sign, and plant species observed during the survey were documented in field notes. Additionally, potential aquatic resources subject to regulation by the Corps, RWQCB, and/or CDFW, including stream channels, riparian corridors, and seasonal wetlands, were documented and mapped. LSA senior soil scientist Chip Bouril investigated the study site on June 7, 2018. Potential jurisdictional boundaries were mapped using a global positioning system (GPS) receiver with submeter accuracy. Boundaries were determined by following a combination of the limits of hydrophytic vegetation, the limits of observed redoximorphic mottling and wetland hydrology

indicators, and topographic breaks. LSA established 11 wetland Sample Points on the study site. All data from the 11 Sample Points were recorded on standard wetland determination data forms.

On October 17, 2018, LSA submitted a wetlands delineation request to the U.S. Army Corps of Engineers (Corps) to verify the extent of the Corps jurisdiction under Section 404 Waters of the Clean Water Act on the project property (see Attachment 2). On December 19, 2018, the Corps visited the project property with Sonoma County Regional Parks and LSA. The Corps concurred with LSA's wetland delineation and a recommendation for a 40-foot wetland setback.

Implementation of Mitigation Measures BIO-3 and BIO-4 would prevent direct impacts on the seasonal wetlands. This impact would be less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation Measure BIO-3:

The applicant shall obtain authorization from the Army Corp of Engineers' and other applicable agency's permits. Construction activities shall include the use of temporary fencing and water quality controls to protect the aquatic features onsite.

Mitigation Monitoring BIO-3:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until clearance from the Army Corp of Engineer's and other applicable agencies or proof of permitting is provided.

Mitigation Measure BIO-4:

The applicant shall identify in final project plans the 40-foot setback from the seasonal wetlands for construction activities associated with the project. Construction activities will include the use of temporary fencing and water quality controls to protect these features.

Mitigation Monitoring BIO-4:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the 40-foot wetlands setback is identified on the building, grading, and improvement plans or proof of exception is provided.

Mitigation Measure BIO-5:

Prior to the issuance of building permits, grading permits, or advertising for construction bids, and appropriate disposal site shall be identified. The contractor will be required to provide evidence to the County that the site does not affect wetlands or other protected resources such as trees. Surplus concrete rubble or pavement that cannot be reused at the project site shall either be disposed of at an acceptable and legally permitted disposal site or taken to a permitted concrete and/or asphalt recycling facility.

Mitigation Monitoring BIO-5:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until contractor provides evidence of appropriate disposal locations and plans.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Comment:

The project site is located between urban areas and agricultural lands. The site contains a trailhead for the West County Trail and aquatic features, oak woodland, and grasslands. The proposed project does not include tree removal and is designed to avoid streams and wetlands on the property and therefore is not anticipated to interfere with the movement of wildlife.

Significance Level: Less than Significant Impact.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**

Comment:

The proposed new park improvements do not require the removal of any trees. Tree removal requires compliance with Sonoma County Tree Protection and Oak Woodland Ordinance. In the event that any trees onsite would be impacted by construction, implementation of Mitigation Measure BIO-6 below will reduce any potential tree removal impacts to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation Measure BIO- 6:

The applicant shall provide a final landscape plan demonstrating compliance with the County's Tree Protection and Valley Oak Habitat and Oak Woodland Ordinances, including tree protection and replacements consistent with Ordinance requirements.

Mitigation Monitoring BIO-6:

The applicant shall provide the final landscape plan prior to issuance of a grading permit, with tree plantings confirmed by Permit Sonoma site inspection prior to issuance of an occupancy permit.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Comment:

Habitat Conservation Plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

Significance Level: No Impact

5. CULTURAL RESOURCES:

Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

Comment:

The applicant submitted a study prepared by Tom Origer & Associates, dated October 7, 2022. The methods used to complete the cultural resources study included archival research at the Northwest Information Center (NWIC), examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the study area. No historical resources were identified within the project site.

Significance Level: No Impact.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Comment:

Assembly Bill 52 and Senate Bill 18 Project Notifications were sent to the Cloverdale Rancheria of Pomo

Indians, Dry Creek Rancheria Band of Pomo Indians, Torres Martinez Desert Cahuilla Indians, Mishewal Wappo Tribe of Alexander Valley, Middletown Rancheria Band of Pomo Indians, Lytton Rancheria of California, Kashia Pomo Stewarts Point Rancheria and Federated Indians of Graton Rancheria. These Native American tribes were invited to consult on the project pursuant to Public Resources Code sections 21080.3.1 and 21080.3.2. One Tribe engaged in consultation under SB18.

The applicant submitted a study prepared by Tom Origer & Associates, dated October 7, 2022. The methods used to complete the cultural resources study included archival research at the Northwest Information Center (NWIC), examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the study area. No cultural resources were identified within the project site. Permit Sonoma staff met with Tribal representatives for consultation over a series of meetings and conducted one site inspection. Both parties determined there is a possibility for tribal cultural resources to be found on-site during construction of the park improvements. Therefore, the standard mitigation measure TCR-1 will be implemented to reduce the potential impact to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

See Mitigation Measure TCR-1

Mitigation Monitoring:

See Mitigation Monitoring TCR-1

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Comment:

The project site is not located within vicinity of any known unique paleontological resource or site or unique geologic. As described in Section 5.b) above, mitigation measures are in place to protect any paleontological resources or prehistoric, historic or tribal cultural resources that may be encountered during ground-disturbing work.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

See Mitigation Measure TCR-1

Mitigation Monitoring:

See Mitigation Monitoring TCR-1

6. ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Comment:

The project will not result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Standard construction practices will be used. Operation of a community park and improved trailhead to the West County Trail would reduce consumption of energy resources through the following:

- The adjacent West County Trail provides non-motorized access to pedestrian, bicycle and horseback park users from Sebastopol, Graton and other surrounding communities.
- The 24 bike space and racks would encourage bicycle use within Forestville.
- The proposed park and the integral bus stop along State Hwy. 116 and downtown Forestville, would provide alternative park access via Sonoma County Transit Bus Route 20.
- This locally-oriented community park may reduce automotive trips to parks in other communities.
- Energy conservation measures would be integral to the restroom/storage building design.
- The Forestville Planning Association would pursue an incentive grant program for installing electric vehicle public charging station in the parking lot.

Significance Level: Less Than Significant Impact.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Comment: The project would comply with the latest Title 24 Building Energy Efficiency Standards, which are intended to increase the energy efficiency of new development projects in the state and move the State closer to its zero-net energy goals. The project would be automatically enrolled as a member of the SCP, which serves as the Community Choice Aggregate (CCA) for the County. SCP works in partnership with PG&E to deliver GHG-efficient electricity to customers within its member jurisdictions. The project would also be all electric and provide EV charging facilities consistent with state efforts (e.g., 2022 Scoping Plan Update) for energy efficiency and fossil fuel use reduction. Implementation of the projects would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Significance Level: Less than Significant Impact.

7. GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Comment:

The site is not located in an Alquist-Priolo fault zone or on a known fault based on the Safety Maps in the Sonoma County General Plan. The Uniform Building Code has been developed to address seismic events in California and development which complies with the Code will result in buildings which should withstand the most severe reasonably anticipated seismic event.

Significance Level:

Less than Significant Impact

- Strong seismic ground shaking?**

Comment:

All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. According to the Sonoma County General Plan 2020 Public Safety Element Earthquake Ground Shaking Hazard Areas map, the project site is located in

an area where the expected relative intensity of ground shaking & damage in Sonoma County is very strong. Predicting seismic events is not possible at this time, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking.

Significance Level: Less than Significant Impact.

iii. Seismic-related ground failure, including liquefaction?

Comment:

Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. The subject site is not identified on the map in Safety Element (PS-1c) as Very High, High or Medium Liquefaction Hazard Areas.

Significance Level: Less than Significant Impact

iv. Landslides?

Comment:

Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard. The subject site is not identified in any deep-seated landslide hazard area on the map in Safety Element (PS-1d). Additionally, all structures will be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level: Less than Significant Impact

b) Result in substantial soil erosion or the loss of topsoil?

Comment:

The project includes grading, cuts and fills which require the issuance of a grading permit. Unregulated grading, both during and post construction, has the potential to increase the volume of runoff from a site which could have adverse downstream flooding and further erosion impacts, and increase soil erosion on and off site which could adversely impact downstream water quality.

County grading ordinance design requirements, adopted County grading standards and best management practices (such as silt fencing, straw wattles, construction entrances to control soil discharges, primary and secondary containment areas for petroleum products, paints, lime and other materials of concern, etc.), mandated limitations on work in wet weather, and standard grading inspection requirements, will be applied to the project, and are specifically designed to prevent soil erosion and loss of topsoil.

The County adopted grading ordinances and standards and related conditions of approval which enforce them are specific, and also require compliance with all standards and regulations adopted by the State and Regional Water Quality Control Board, such as the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements, Low Impact Development (LID) and any other adopted best management practices. Therefore, no significant adverse soil erosion or related soil erosion water quality impacts are expected given the mandated conditions and standards that need to be met.

Significance Level: Less than Significant Impact

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,

subsidence, liquefaction or collapse?

Comment:

The project site is subject to seismic shaking as described in item 7.a.ii. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements.

Significance Level: Less than Significant Impact.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Comment:

Potential impacts will be addressed through appropriate structural design and construction standards. For the proposed project, soils at the site have not been tested for their expansive characteristics. No substantial risks to life or property would be created from soil expansion at the proposed project, even if it were to be affected by expansive soils. The project will also be conditioned to require building permits to be approved in compliance with Building Code standards.

Significance Level:

Less than Significant Impact

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Comment:

The project is located in downtown Forestville and will connect to the public sewer system.

Significance Level: No Impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Comment:

No, based on a report prepared by Tom Origer & Associates, dated October 7, 2022, no known archaeological resources were found on the site.

Significance Level: No Impact.

8. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Comment:

Section 15064.4 of the State CEQA Guidelines assists lead agencies in determining the significance of the impacts of GHG emissions. Section 15064.4 gives lead agencies the discretion to assess emissions quantitatively or qualitatively. The CEQA Guidelines do not establish a threshold of significance. Lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or other experts, so long as any threshold chosen is supported by substantial evidence.

The Bay Area Air Quality Management District's (BAAQMD) 2022 Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects acknowledges that evaluating climate impacts under CEQA can be challenging because global climate change is inherently a cumulative problem, rather than the result of a single source of greenhouse gas (GHG) emissions. With that in mind, the BAAQMD has recommended thresholds of significance as to whether a proposed project would have a "cumulatively considerable" contribution to the significant cumulative impact on climate change.

For land use development projects, the BAAQMD recommends using an approach which evaluates a project based on its effect on California's efforts to meet the State's long-term climate goals. Using this approach, a project that is consistent with and would contribute its "fair share" towards achieving those long-term climate goals can be found to have a less-than-significant impact on climate change under CEQA because the project would, in effect, help to solve the problem of global climate change. Applying this approach, the Air District has analyzed what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045.

Because GHG emissions from the land use sector come primarily from building energy use and from transportation, these are the areas that the BAAQMD evaluated to ensure that a project can and will do its fair share to achieve carbon neutrality. With respect to building energy use, the BAAQMD recommends replacing natural gas with electric power and eliminating inefficient or wasteful energy usage. This will support California's transition away from fossil fuel-based energy sources and will bring a project's GHG emissions associated with building energy use down to zero as the state's electric supply becomes 100 percent carbon free. With respect to transportation, the BAAQMD recommends that projects be designed to reduce project-generated Vehicle Miles Travelled (VMT) and to provide sufficient electric vehicle (EV) charging infrastructure to support a shift to EVs over time.

The BAAQMD has found, based on this analysis, that a new land use development project being built today either must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b), or must incorporate the following design elements to achieve its "fair share" of implementing the goal of carbon neutrality by 2045:

- A. Projects must include, at a minimum, the following project design elements:
 - 1. Buildings
 - a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
 - b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
 - 2. Transportation
 - a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's (OPR) 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA:
 - i. Residential projects: 15 percent below the existing VMT per capita
 - ii. Office projects: 15 percent below the existing VMT per employee
 - iii. Retail projects: no net increase in existing VMT
 - b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

There is currently no applicable local GHG reduction strategy, such as an adopted Climate Action Plan, for Sonoma County. Therefore, the project was analyzed under criterion A above and discussed below.

- **Buildings:** As discussed in the Energy Section 6a, the project does include new construction and the new construction is not expected to result in wasteful, inefficient or unnecessary energy usage. The new restroom/storage building will require compliance with the latest Title 24 Building Energy Efficiency Standards. Additionally, the project will use Sonoma Clean Power as their utility provider. Therefore, impacts due to energy consumption would be less than significant.
- **Transportation:** The project does not include new residences, office buildings, or commercial retail, and therefore, does not contribute any VMT to these three land use categories of concern. (Note that “commercial retail” refers to commercial retail spaces, not to a small ancillary retail space associated with another land use). As discussed in the Transportation Section 17b, VMT refers to the amount and distance of automobile travel attributable to a project. The County of Sonoma has not yet adopted specific VMT policies or thresholds of significance. However, the OPR Technical Advisory includes a screening threshold for small projects that generate or attract fewer than 110 trips per day, stating this level of vehicle activity may generally be assumed to result in a less than significant transportation impact. The Updated Focused Traffic Analysis for the Forestville Town Park Project (W-Trans, May 23, 2018) found the proposed project is anticipated to generate an average of 93 daily trips which falls below the OPR’s threshold. Therefore, it is reasonable to conclude that the project can be presumed to have a less-than-significant impact on VMT.
- The latest California Green Building Standards Code (CALGreen) was published in 2022 and went into effect on January 1, 2023. The 2022 CALGreen Tier 2 requirements for EV charging stations apply to new non-residential buildings and require that off-street EV capable spaces be provided for a new non-residential development project with 10 or more parking spaces (note there are separate EV requirements for residential projects). The project proposes 17 improved parking spaces and will be subject to 2022 CALGreen Tier 2 requirements for EV charging stations.

The BAAQMD 2022 guidance does not propose construction-related climate impact thresholds, stating that GHG emissions from construction represent a very small portion of a project’s lifetime GHG emissions, and that land use project thresholds are better focused on addressing operational GHG emissions, which represent the vast majority of project GHG emissions. Therefore, construction related GHG would not exceed established thresholds.

Because the project does not propose the use of natural gas in the new restroom/storage building, would use minimal energy, does not include new residential, office, or retail uses, would generate low VMT, and is required to meet the 2022 CALGreen requirements for EV charging stations, the project would contribute its “fair share” towards achieving the State’s long-term climate goals, and therefore, would have a less-than-significant impact on climate change.

Significance Level: Less than Significant Impact

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Comment:

The County’s adopted goals and policies include GP Policy OSRC-14.4 to reduce greenhouse gas emissions 25% below 1990 levels by 2015. Sonoma County emissions in 2015 were 9% below 1990 levels, while the countywide population grew 4%. In May 2018, the Board of Supervisors adopted a Resolution of Intent to Reduce Greenhouse Gas Emissions that included adoption of the Regional Climate Protection Agency’s goal to further reduce greenhouse gas emissions by 40% below 1990 levels by 2030 and by 80% below 1990 levels by 2050, consistent with SB32 and AB197 climate pollution reduction targets. The Resolution of Intent included specific measures that can further reduce greenhouse gas emissions.

All new development is required to evaluate all reasonably feasible measures to reduce greenhouse gas

emissions and enhance carbon sequestration. The following greenhouse gas emission reduction facilities and measures are incorporated into the project by the applicant and are included as a condition of approval:

- **Non-motorized trail:** the adjacent West County Trail reduces GHG by providing access to pedestrian, bicycle and horseback park users from Sebastopol, Graton and other surrounding communities.
- **Bicycle Racks:** integral to the park development plan, the 24 bike space and racks reduces GHG by encouraging bicycle use within Forestville.
- **County Bus Stop and Shelter:** the proposed park and the integral bus stop along State Hwy. 116 and downtown Forestville, will reduce GHG by providing alternative park access via Sonoma County Transit Bus Route 20.
- **OSD signage:** Open Space District's (OSD) park acquisition funding require the installation of an informational sign(s) describing the Open Space District's (OSD) funding of the development rights purchase. The informational sign reduces GHG by increasing community awareness of the OSD's land preservation programs and benefits.
- **Natural Resource Protections:** the park's OSD Conservation Easement will reduce GHG by protecting wetland, oak woodland, animal and plant habitat environments.
- **Low water-use native landscaping:** to reduce GHG, native plants and trees were incorporated into the park landscaping plan.
- **Mandatory sort refuse area:** to reduce GHG, park management program will adopt goals for waste reduction, reuse, and recycling. These goals will be in conformance with Sonoma County's Countywide Integrated Waste Management and Regional Climate Action Plans.
- **Local facility for West County:** This locally-oriented community park reduces automotive trips to parks in other communities.
- **Restroom / Storage Building Energy Conservation:** energy conservation measures will be integral to the building design.
- **Water conservation:** water conserving fixtures will be installed in the park and the future restroom structure.
- **Sonoma Clean Power (SCP) —** FPA will pursue an incentive grant program for installing electric vehicle public charging station in the parking lot. SCP grants cover 100% of installation costs. Revenue can be used to offset operation, maintenance and repairs.

As discussed in section (a) above, the proposed project would not be expected to generate GHG emissions that exceed BAAQMD-recommended CEQA thresholds. The project, therefore, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Significance Level: Less Than Significant Impact.

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Comment:

Small amounts of potentially hazardous materials will be used on this project such as fuel, lubricants, and cleaning materials. Proper use of materials in accordance with local, state, and federal requirements, and as required in the construction documents, will minimize the potential for accidental releases or emissions from hazardous materials. This will assure that the risks of the project uses impacting the human or biological environment will be reduced to a less than significant level. There will be no increase in traffic as a result of this project, thus an increase in exposure due to the risks of transporting hazardous materials will not change as a result of the project.

Significance Level:
Less than Significant Impact

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Comment:

The project would not generate or produce substantial quantities of hazardous material or unsafe conditions. During construction activities there could be spills of hazardous materials. To address this possibility, the project is required to comply with all applicable hazardous materials handling and storage requirements and would use qualified contractors for construction. See Item 9.a. above.

Significance Level:
Less than Significant Impact

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Comment: The subject property is not within a one-quarter mile of an existing or proposed school. The project does not involve hazardous emissions or handle hazardous materials.

Significance Level: No Impact.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Comment:

The project site was not identified on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances Control, and the CalRecycle Waste Management Board Solid Development Waste Information System (SWIS). The project area is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Significance Level: No Impact.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Comment:

The site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan (ALUC).

Significance Level:
No Impact

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Comment:

The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns, access and egress would continue to be from State Highway 116, a County maintained roadway.

Significance Level: No Impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Comment:

According to the Safety Element of the General Plan, the project site is not located in a high wildland fire hazard area. The construction of new structures in accordance with current building standards would decrease the fire risk to structures on the project parcel. The County Fire Marshal's fire safe requirements require that new structures be installed with fire sprinklers with the intent to contain or prevent fires from spreading. In addition, standard conditions of approval include that the facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2013 California Fire Code with safety plans, emergency procedures, and employee training programs; shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency; shall provide emergency water supply for fire protection available and accessible in locations, quantities and delivery rates as specified in the California Fire Code; and establish defensible space. All of the fire safe conditions of approval will ensure that the project would reduce the exposure of people and property to fire hazards to a degree the risk of injury or damage is less than significant. The project would not expose people to significant risk from wildland fires.

Significance Level:

Less than Significant Impact.

10. HYDROLOGY AND WATER QUALITY:

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Comment:

The project is located within the Forestville Water District and the "Urban Service Boundary" for the Forestville Water District Sewer Service Zone and will be subject to the Forestville Water District rules and regulations. Water quality standards or waste discharge requirements will not be violated and the project will not degrade surface or groundwater quality.

Significance Level: Less Than Significant Impact.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Comment:

Sonoma County Groundwater Maps in the Water Resource Element of the General Plan indicate that the project site is within a Zone 3 Groundwater Availability Area. However, the project will receive its water from the Forestville Water District and will not decrease groundwater supplies or interfere substantially with groundwater recharge. A large portion of the project site will remain undeveloped where the existing wetlands exist so groundwater recharge will not be impeded.

Significance Level: Less Than Significant Impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which

- i. would result in substantial erosion or siltation on- or off-site?**
- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv. Impede or redirect flood flows?**

Comment:

The project will not significantly alter drainage patterns on-site or in the general area, nor will it result in on- or off-site flooding. The project does not include any work or alteration of a course of a stream or river. The project site is not classified as being within a 100-year flood plain. Standard project conditions of approval require that all grading and building permits receive review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. As part of the grading permit process, the applicant is required to submit a drainage report prepared by a civil engineer and demonstrate drainage improvements are designed in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements are required to maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit Sonoma's best management practices guide and all other applicable regulations. Existing drainage patterns must be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems

Significance Level: Less Than Significant Impact.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Comment:

The proposed project is not subject to seiche or tsunami. The project site is not located in an area subject to seiche or tsunami. Seiche is a wave in a lake triggered by an earthquake. Mudflow can be triggered by heavy rainfall, earthquakes or volcanic eruption. See discussion of landslide in 6.a.iv. above for areas with high potential for mudflow.

There are no blue line streams on the project site and the parcel is not in the 100-year flood zone or Special Flood hazard Area (SFHA) (*i.e.* the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year).

Significance Level: No Impact.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Comment:

The project is not located in a priority basin for the Sustainable Groundwater Management Act. A condition of approval requires that the project shall comply with all applicable regulations, monitoring, and fees associated with the Groundwater Sustainability Agency as applicable to the project site.

Significance Level: No Impact.

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:

The project would not physically divide a community. It does not involve construction of a physical structure (such as a major transportation facility) or removal of a primary access route (such as a road or bridge) that would impair mobility within an established community or between a community and outlying areas.

Significance Level: No impact.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Comment: The project includes a request for a General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation plus a Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district.

General Plan

The project proposal must be found consistent with the General Plan's Land Use Element and Public Facilities and Services Element Goals, Objectives, and Policies.

Land Use Element

Limited Commercial Areas Land Use Policy

Purpose and Definition. This category provides sites where commercial activities are limited. Particular limitations may be specified in the Land Use Policies for the Planning Areas. Limited commercial land is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas and for consideration of a single family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy Units may only be considered in Urban Service Areas.

Park and recreation uses are not permitted uses under the Limited Commercial land use designation. Therefore, an amendment to the General Plan is required to change the land use designation to Public and Quasi Public.

Under the Land Use Element of the General Plan, there are several issues and goals related to park and recreation uses as follows:

The Public and Quasi Public Land Use Policy:

Purposes and Definition. This category provides sites that serve the community or public need and are owned or operated by government agencies, non-profit entities, or public utilities. However, public uses are also allowed in other land use categories. The Public Facilities and Services Element establishes policies for location of public uses in these other categories.

Permitted Uses. Uses include schools, places of religious worship, parks, libraries, governmental administration centers, fire stations, cemeteries, airports, hospitals, sewage treatment plants, waste disposal sites, etc.

Permitted Development Intensities and Designation Criteria. Designation of public/quasi public sites on the Land Use Plan shall be confined to the actual area of public/quasi public use. Amendments to add this designation must meet all of the following:

- (1) Ownership or long term lease by a government agency, other non profit entity or public utility,*
- (2) Adequate road access,*
- (3) Lands are not suitable for and will not adversely affect resource production activities, and*
- (4) Any applicable Land Use Policies for the Planning Area.*

The Public and Quasi Public land use designation has parks as a permitted use. The proposed project's request for an amendment to add this designation meets all of the required criteria. Forestville Planning Association (FPA) is a community non-profit organization. There is adequate road access directly off of Highway 116. Due to the wetlands on a large portion of the property site, lands are not suitable for and will not adversely affect resource production activities. The proposed project meets the applicable Land Use Policies associated with the Public Facilities and Services Element of the General Plan.

Public Facilities and Services Element

The proposed project is considered a Community Park per Section 3.1, Park and Recreation Services, of the Public Facilities and Services Element. Under the Public Facilities and Services Element of the General Plan, there are several goals and policies related to park and recreation uses as follows:

GOAL PF-2: Assure that park and recreation, public education, fire suppression and emergency medical, and solid waste services, and public utility sites are available to the meet future needs of Sonoma County residents.

Objective PF-2.1: Provide an adequate supply and equitable geographic distribution of regional and local parks and recreation services based on population projections.

*Policy PF-2a: Plan, design, and construct park and recreation, fire and emergency medical, public education, and solid waste services and public utilities in accordance with projected growth, except as provided in Policy LU-4d.**

Policy PF-2d: Provide community parks as needed in Urban Service Areas until the area incorporates, are annexed, or another service providing entity is established.

The existing use of the project site has demonstrated the need for a community park in downtown Forestville. There are a number of community events that are currently occurring at the undeveloped park site. They include Christmas Tree Lighting, School fund Raiser, Bike and Walk Fundraiser, Farmers Market, Business Exposition, and Skatespot Non-Profit Fundraiser, Typically, FPA holds 20 events per year in the Park, including the 16 Farmers' Markets.

Zoning Ordinance:

The Planned Community (PC) zoning district allows diverse mixes of uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and protecting the public health, safety and general welfare. Parks and playgrounds are a conditional permitted use on parcels zoned PCCOM per Table 40-1, Allowed Uses in Special Purpose Zones, in Sec. 26-10-030 of the Zoning Code. These types of parks are associated with neighborhood parks.

The Public Facilities (PF) zoning district provides sites to serve the community or public need and to protect these sites from encroachment of incompatible uses. Parks and playgrounds are a conditional permitted use on parcels zoned PF per Table 40-1, These parks are associated with community parks. Therefore, rezoning the proposed project to PF would have the proposed use comply with that zoning

district.

The proposed project can be found consistent with the General Plan and Zoning Ordinance policies if the Land Use designation is changed to Public and Quasi Public and the zoning is changed to Public Facilities as requested.

Significance Level: Less Than Significant Impact.

12. MINERAL RESOURCES:

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Comment:

The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010). Sonoma County has adopted the Aggregate Resources Management Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist). Consult California Geologic Survey Special Report 205, Update of Mineral Land Classification: Aggregate Materials in the North San Francisco Bay Production-consumption region, Sonoma, Napa, Marin, and Southwestern Solano Counties, California (California Geological Survey, 2013).

Significance Level: No Impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Comment:

The project site is not located within an area of locally-important mineral resource recovery site and the site is not zoned MR (Mineral Resources) (Sonoma County Aggregate Resources Management Plan, as amended 2010 and Sonoma County Zoning Code). No locally-important mineral resources are known to occur at the site.

Significance Level: No impact.

13. NOISE:

Would the project:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Comment:

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.

Sonoma County General Plan

The following policies from the Sonoma County Noise Element of the 2020 General Plan are

Applicable for use at the subject project;

Policy NE-1c: Control non-transportation related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise sensitive land use.

Limit exceptions to the following:

- (1) If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of 5dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed.
- (2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels.
- (3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels.
- (4) For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 (following) may be increased by 5 dB. These events shall be subject to a noise management plan including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
- (5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of at the exterior property line of the adjacent noise sensitive use where:
 - (a) The property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and
 - (b) There is available open land on these noise sensitive lands for noise attenuation.This exception may not be used for vacant properties, which are zoned to allow noise sensitive uses.

Table 3: General Plan Noise Element Table NE-2

Table NE-2: Maximum Allowable Noise Exposures for Non-transportation Sources

Hourly Noise Metric ¹	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7 AM to 10 PM	Nighttime: 10 PM to 7 AM
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₅ (5 minutes in any hour)	60	55
L ₀₁ (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₁ is the sound level exceeded 1 minute in any hour.

The Environmental Health Specialist of Project Review reviewed the project description and concluded a noise study was required due to close proximity of sensitive receptors to the project site.

Existing Noise Environment

An environmental noise assessment, Forestville Downtown Park, Sonoma County, CA was prepared for the project (Illingworth & Rodkin, Inc., February 2018). After completion of the noise assessment, the total area of the project site was reduced from 7.79 acres to 4.2 acres. Existing special events have successfully included amplified music and speech without receiving complaints from the existing residents living adjacent to the park. However, the County's NE-2 threshold would be exceeded during the use of amplified music and speech.

The Forestville Downtown Park, Sonoma County, CA Addendum Memorandum to the Environmental Noise Assessment (Illingworth & Rodkin, June 24, 2021) found that when the project-generated traffic was compared to the existing traffic volumes along SR 116, the daily and peak hour trips would be

insignificant and would not result in a measurable increase in traffic noise levels. Therefore, no additional impact would be generated. This would be a less-than-significant impact.

The parking lot would be located in the same location as existing conditions. The Addendum found since the parking lot location is going to remain in the same location, the distance from the parking lot to the eastern residences would be the same. Considering the existing parking lot noise is included existing ambient noise level conditions at the eastern residences, the new parking lot located in the same place would not change existing noise level conditions. With no change from the existing conditions of the parking lot, this would result in a less-than-significant impact.

Amplified music and speech is expected at most events but not all events. As shown in Table 4 from the environmental noise assessment, amplified music and speech are already included at existing activities, such as farmers' markets, tree lighting, etc. During events when amplified music and speech are expected, this noise source type would be the dominant noise source at the event. Amplified music and speech would represent the worst-case scenario.

Table 4: Information about Current and Anticipated Events at the Project Site

Event	Duration and Frequency	Maximum Expected Occupancy	Amplified Music/ Speech?	New or Current
Christmas Tree Lighting	1 to 2 hours, once a year in December	100 people	Yes	Current and Future
School Fundraiser	3 to 4 hours, once a year	75 to 100 people	Yes	Current and Future
School Field Trips	1 to 2 hours, four times a year	20 to 40 people	No	New
Bike and Walk Fundraiser	3 to 4 hours, once a year	75 to 100 people	Yes	Current and Future
Farmers' Market	3.5 hours, once a week for 16 weeks in the summer	100 to 150 people (total daily), 50 maximum at any given time	Yes	Current and Future

Event	Duration and Frequency	Maximum Expected Occupancy	Amplified Music/ Speech?	New or Current
Business Exposition	4 hours, once a year	100 to 200 people (total daily per event)	Yes	Current and Future
Unknown – Flea Marks, Community events, etc.	1 to 4 hours, 1 to 4 times per year	Est. 50 to 100 people	Yes	New
Skatespot Non-profit Fundraiser	4 hours, once a year in April	Est. 150 people	Unknown	Current and Future
Forestville Downtown Oaks Park Fundraiser	4 to 6 hours, once a year	Est. 50 to 100 people	Yes	New

Amplified music and speech is expected only at the stage of the proposed amphitheater, located approximately 155 feet southwest of the nearest residential property line and approximately 325 south of the centerline of Highway 116. The stage would face northwest, away from the nearest residences. However, without mitigation, the noise assessment found that outdoor amplified music was expected to

exceed the County's NE-2 adjusted daytime noise limit of 49 dBA L50 by up to 5 dBA. Outdoor amplified speech would exceed the threshold by up to 4 dBA. Non-amplified music and typical conversations are not expected to exceed the County's daytime limit.

The amphitheater with a covered stage and a solid wall at the back of the stage aligning with the eastern side of the stage cover would provide shielding for the eastern residences. The most recent design of the sound wall is presented in Figure 4. Illingworth & Rodkin analyzed the most recent design for the amphitheater site plan and proposed sound wall and found that they satisfy their noise mitigation measure #3 provided in their Forestville Downtown Park Noise Addendum for Updated Project 6-24-2021. With that mitigation, amplified music and speech would meet the County's adjusted daytime threshold of 49 dBA L50, not exceed the NE-2 standards, and would be allowed to operate year round.

Table 5. Special Event Noise Levels, L50, for Noise Sources at the Stage of the Proposed Amphitheater

	L₅₀ (Noise Level Exceeded 30 Minutes in any Hour), dBA
	Residences East of the Park (ST-2)
Unadjusted Table NE-2 Daytime Limit	50 dBA L ₅₀
Daytime Ambient Noise Levels	54 dBA
Ambient Exceeds NE-2 Limit?	Yes
Daytime NE-2 Adjustment	+4
NE-2 Adjustment for speech and music	-5
Special Event Noise at Receptor Property Line	Residences East of the Park (ST-2)
Outdoor Amplified Music	44 to 54 dBA
Outdoor Amplified Speech	43 to 53 dBA
Outdoor Non-Amplified Music	45 to 48 dBA
Typical Conversation	40 to 42 dBA
Adjusted NE-2 Limits and Compliance	Residences East of the Park (ST-2)
Event Noises Exceed Ambient by 10 dBA?	No (all)
NE-2 Adjustment	+0 (all)
Adjusted Table NE-2 Daytime Limit	49 dBA L ₅₀
Amplified Music Exceeds Adjusted NE-2?	Yes
Amplified Speech Exceeds Adjusted NE-2?	Yes
Non-Amplified Music Exceeds Adjusted NE-2?	No
Typical Conversation Exceeds Adjusted NE-2?	No

Significance Level: Potentially Significant Unless Mitigated

Mitigation Measure NOISE-1:

The applicant shall construct a sound wall around the edge of the stage. The stage should be enclosed with a solid wall at the rear of the stage and continuing at least 15 feet on either side of the stage. The northwest angle of the amphitheater shall be 15 degrees west, in conjunction with a wall along the back of the stage that is solid from ground to overhang to reduce noise levels at the adjacent residences to levels meeting the County's 49 dBA L50 threshold. The front of the stage shall remain open to the amphitheater seating area. Three-foot access doors can be installed into either side of the stage's wall-assembly for stage access purposes. The height of the walls shall be at least 6 feet from the floor of the stage. The wall

along the back of the stage shall be solid from ground to overhang, with no cracks or gaps, Implementation of this mitigation shall allow events with amplified music and speech to operate year round.

Mitigation Monitoring NOISE-1:

Final design, location, and orientation shall be dictated by findings in the noise study and compliance with County code shall be demonstrated by an onsite noise measurement, with results submitted to Permit Sonoma, prior to issuance of occupancy permit.

Mitigation Measure NOISE-2:

Noise generated from the event uses onsite shall comply with General Plan Noise Standards. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then staff shall visit site to determine if the wall along the back of the stage has no cracks or gaps and/or whether improvements to the wall are required.

Mitigation Monitoring NOISE-2:

If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then staff shall visit site to determine if the wall along the back of the stage has no cracks or gaps and/or whether improvements to the wall are required. Appropriate action shall be taken to ensure that this Mitigation Measure is implemented to meet the NE-2 noise standards.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Comment:

The project includes construction activities that may generate minor ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Significance Level:

Less than Significant Impact

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Comment: The site is not within an airport land use plan as designated by Sonoma County or within two miles of a public airport or public use airport.

Significance Level: No Impact.

14. POPULATION AND HOUSING:

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Comment:

The project would not include construction of any homes, businesses or substantial amount of infrastructure and therefore would not induce substantial population growth.

Significance Level: No Impact.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Comment:

The project does not include the displacement of any existing housing or necessitate the construction of replacement housing elsewhere in the County.

Significance Level: No Impact.

15. PUBLIC SERVICES:

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police, schools, parks, other public facilities**

Comment:

The project will not increase residents or employees such that governmental services and/or facilities will have to be expanded. Generally, any potential impact the project may have on the provision of public services and or expansion of governmental facilities will be offset by development fees. Specifically:

- i. Fire Protection: The County Fire Marshal requires that the Project comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases.
- ii. Police: The Sonoma County Sheriff provides police protection services.
- iii. Schools, parks, or other public facilities: The project will not generate additional students; nor will it significantly increase demand for park (see Comment 15.a) or other public facilities.
- iv. Parks: See Comment 15.a.
- v. Other public facilities: No other public facilities would be adversely impacted by this project.

Significance Level: Less Than Significant Impact.

16. RECREATION:

Would the project:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Comment:

The proposed project would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities. The proposed project would improve the physical condition

of the existing unimproved community park property through the construction of the proposed improvements.

Significance Level: No Impact.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Comment:

The project includes the improvement of existing community park property that will not have an adverse physical effect on the environment. A large portion of the project site will include the preservation of wetlands.

Significance Level: No Impact.

17. TRANSPORTATION

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

Comment:

Three transportation-related plans have been adopted in Sonoma County: the Sonoma County General Plan 2020 Circulation Element, the Sonoma County Transportation Authority Comprehensive Transportation Plan (2009), and the Sonoma County Bikeways Plan. The project will not conflict with any of these plans.

The project is consistent with following General Plan Circulation and Transit Element Policies:

Policy CT-1j: Where practical, locate and design improvements and new circulation and transit facilities to minimize disruption of neighborhoods and communities, disturbance of biotic resource areas, destruction of trees, and noise impacts;

Policy CT-2s: Encourage measures that divert automobile commute trips to transit whenever possible, including:(1) Establishment of standards for site design to allow for transit access, bus turnouts and passenger shelters, sidewalks between transit stops and buildings, secure bicycle lockers and shower facilities, complementary street layouts and geometrics that accommodate buses and bicycles, exclusive bus lanes, land dedication for transit, and transportation kiosks for tenants of business and industrial parks;

Policy CT-2x: In unincorporated communities, provide for pedestrian, bicycle, and other alternative transportation mode connections among commercial, service, public (such as schools, libraries, etc.), and transit facilities where compatible with community character and consistent with the Vehicle Code;

Policy CT-3a: Use the adopted Sonoma County Bicycle and Pedestrian Plan (Bikeways Plan) as the detailed planning document for existing and proposed bikeways and pedestrian facilities.

Policy CT-3b: Use the policies of the Bikeways Plan whenever reviewing development projects to insure that projects are consistent with the Bikeways Plan and incorporate necessary bicycle and pedestrian improvements identified in the Bikeways Plan as a condition of project approval.

The Updated Focused Traffic Analysis for the Forestville Town Park Project (W-Trans, May 23, 2018) made the following findings:

- The Caltrans design plans for the Mirabel Road/Front Street roundabout require that access to the proposed park be limited at the project driveway to right turns in and out.
- Single-unit trucks can negotiate the turn into or out of the driveway, though the movement would require use of both lanes; because of the adequacy of sight lines, this is expected to result in acceptable operation.
- Sight distance to the west of the project driveway would be obscured by on-street parking. It is recommended that the proposed project be consistent with the Caltrans plan for right-turn access only; a right-turn only sign should be installed at the project driveway visible to outbound vehicles to reinforce that left turns are prohibited.
- It is recommended that parking to the west be restricted for the full distance between the bus pullout and the project driveway.
- It is recommended that parking be prohibited to the east of the project driveway to the adjacent driveway for the shopping center to improve the line of sight between vehicles approaching the Second Street/Front Street intersection and pedestrians entering the crosswalk.
- It is recommended that the tree on the northwest corner of the Second Street/Front Street intersection be removed or trimmed to improve sight lines between the project and Second Street as well as from Second Street to the west.

Coordination between the Sonoma County Public Infrastructure and the Applicant is occurring to ensure that any potential conflicts are resolved and recommendations that are agreed upon are incorporated into the project. This coordination is a condition of approval for the project. Additionally, Sonoma County Public Infrastructure provided conditions of approval for the project that require the applicant to obtain encroachment permits and dedicate a right-of-way along Front Street to accommodate the frontage improvements planned through the Forestville corridor.

Significance Level: Less Than Significant Impact

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (evaluation of transportation impacts of land use projects using vehicle miles traveled)?

Comment:

Senate Bill (SB) 743 established a change in the metric to be applied for determining transportation impacts associated with development projects. Rather than using a Level of Service (LOS) analysis that uses delay-based criteria, the increase in Vehicle Miles Traveled (VMT) as a result of a project is now the basis for determining California Environmental Quality Act (CEQA) impacts with respect to transportation and traffic. The County of Sonoma has not yet established thresholds of significance related to VMT. Therefore, the project related VMT impacts were assessed based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018.

The OPR Technical Advisory identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be "screened" from further VMT analysis. A screening criteria that pertains to small projects is one that OPR identifies as generating fewer than 110 new vehicle trips per day. The Updated Focused Traffic Analysis for the Forestville Town Park Project (W-Trans, May 23, 2018) found the proposed project is anticipated to generate an average of 93 daily trips which falls below the OPR threshold. Therefore, it is reasonable to conclude that the project can be presumed to have a less-than-significant impact on VMT.

Significance Level: Less Than Significant Impact.

c) Substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Comment:

There are no substantially hazardous design features. The project has been conditioned to continue coordination with County Department of Transportation and Public Works (DTPW) with regards to the frontage improvements planned through the Forestville corridor (Forestville ATP)

Significance Level: Less Than Significant Impact.

d) Result in inadequate emergency access?

Comment:

In the Updated Focused traffic Analysis for the Forestville Town Park (W-Trans, 5-23-18), the AutoTURN application of AutoCAD was used to evaluate the adequacy of the proposed driveway for the largest vehicle expected to access the site, which is a single-unit commercial truck. Based on the review performed, trucks of this size and emergency vehicles of this size could turn right into and out of the project driveway. Access for emergency response vehicles is therefore expected to function acceptably. Two access exhibits, one simulating inbound access to the project site and the other simulating outbound access, are provided in the Updated Traffic Analysis.

Significance Level: Less than Significant impact.

f) Result in inadequate parking capacity?

Comment:

A parking lot is proposed at the front of the park with 1 ADA accessible van parking space and 16 9' by 18' parking spaces for a total of 17. The proposed parking lot was sized to minimize impact on the site and to accommodate the number of people currently using the park. In addition, a bike parking area for 24 bicycles is proposed along the existing West County Trail near Highway 116.

A Parking Analysis was prepared for the project and is included in the attached Technical Reports. Based upon the maximum number of guests for the existing and proposed events, 100 and 150 guests, the number of parking spaces required using the winery and tasting room calculation of 2.5 persons/vehicle, an event with 100 guests requires 40 parking spaces and an event with 150 guests requires 60 parking spaces.

Different assumptions were made in the Parking Analysis regarding off-site parking plus transit and bicycle use for a reduction in the requirement of on-site parking. The parking space demand of 60 parking spaces for the largest event will be reduced by

People riding bicycles	10
People taking the bus	2
Parking on American Wine Building property	6
On street parking on the opposite side of Highway 116 and on side streets	15
On street parking along Highway 116 frontage of adjacent properties	10
Subtotal - Available Off-site Parking	43 parking spaces
Subtotal – Available On-site Parking	17
Total Available Parking Spaces	60 parking spaces

The Parking Analysis concludes that there are enough parking spaces both on-site and off-site to meet the 60 parking space requirement for the largest events with 150 people.

Significance Level: Less than Significant Impact.

18. TRIBAL CULTURAL RESOURCES:

State Regulations

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR, PRC Section 21084.1), a resource included in a local register of historical resources (PRC Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (PRC Section 15064.5[a][3]).

If a project can be demonstrated to cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to permit any or all these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b], and [c]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (*CEQA Guidelines* Section 15064.5[b][2][A]).

California Public Resources Code

Section 5097.5 of the California PRC states:

No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

As used in this PRC section, “public lands” means lands owned by or under the jurisdiction of the State or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, local agencies are required to comply with PRC 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others.

Codes Governing Human Remains

The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC sections 5097.94 and 5097.98 and falls within the jurisdiction of the Native American Heritage Commission (NAHC). If human remains are discovered, the county coroner must be notified within 48 hours, and there should be no further disturbance to the site where the remains were found. If the coroner determines the remains are Native American, the coroner is responsible to contact the NAHC within 24 hours. Pursuant to PRC Section 5097.98, the NAHC will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

Would the project:

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is

geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is: i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k); or ii) a resource determined by the lead agency. In its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Comment:

The Forestville Downtown Park project proposes a Use Permit with Design Review to construct a new public park with a picnic area, amphitheater (with sound barrier/backdrop), small plaza, pedestrian improvements, 24 bicycle parking spaces at West County Regional Trailhead, public restrooms, storage structure, drinking fountain, 17 vehicle spaces parking lot including one ADA accessible space, drainage improvements, sheltered bus stop, trash cans and enclosure, information kiosk, donor plaque displays, and oak and wetlands preservation areas. The project includes a request for a Zone Change from PC (Planned Community) zoning district to the PF (Public Facilities) zoning district and a General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation to allow the public park use. The property has been used as an unimproved public park and gathering space since 2014. Currently, there is an unimproved parking area accessed from Highway 116, a mulched area with picnic tables and trash cans, a seasonal wetland, open space land, and trailhead to the West County Regional Trail.

The project was originally submitted to Permit Sonoma in 2016. In accordance with Public Resources Code Section 21080.3.1 (Assembly Bill 52) a formal notification of the opportunity to consult on the project was sent to Native American Tribes within Sonoma County on May 12, 2017. One Tribe responded requesting that if the applicant discovers archaeological remains or resources during construction now or in the future, the applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe. Two Tribes requested a copy of an archeological survey for the project site and one Tribe requested a provision be incorporated into the project that states cultural monitoring may be required during construction. Permit Sonoma provided each Tribe with a copy of a 2007 cultural resources survey prepared by Tom Origer & Associates, which was prepared for a previous housing development project (File No. PLP07-0062). The previous development proposal expired in 2017 and no development occurred as a result of the project. Neither Tribe requested additional information on the Forestville Downtown Park project.

In 2021, the applicant revised the Forestville Downtown Park project to reconfigure park features to avoid a recently discovered wetland. In accordance with Assembly Bill 52, a formal notification of the opportunity to consult on this revised project was sent to Native American Tribes within Sonoma County on November 2, 2021. One Tribe responded by confirming no further consultation is requested and two Tribes stated the project is outside of their aboriginal territory.

Then, on April 12, 2022, Permit Sonoma sent an invitation to Tribes in Sonoma County to consult under Governmental Code Section 65352.3 (Senate Bill 18). Senate Bill 18 requires that local governments consult with California Native American Tribes during the preparation of General Plan Amendments for the purpose of preserving or mitigating impacts to places, features, and objects described in the Public Resources Code. One Tribe requested consultation within the 90-day period under Senate Bill 18. After meeting with the Tribe in 2022, Permit Sonoma requested the applicant update the original 2007 cultural resources study submitted for the project. The applicant submitted a study prepared by Tom Origer & Associates, dated October 7, 2022. The methods used to complete the cultural resources study included archival research at the Northwest Information Center (NWIC), examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the study area. No cultural resources were identified within the project site. Permit Sonoma staff met with Tribal representatives for consultation over a series of meetings and conducted one site inspection. Both parties determined there is a possibility for tribal cultural resources to be found on-site during construction of the park improvements. Therefore, the standard mitigation measure TCR-1 will be implemented to reduce the

potential impact to less than significant. This mitigation measure is also found in the project's conditions of approval.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation Measure Tribal Cultural Resources-1:

A Tribal Monitor from the Federated Indians of Graton Rancheria, or in the event a tribal monitor is not available, an archaeological monitor approved by the Federated Indians of Graton Rancheria shall be retained to be on site to monitor all project-related ground disturbing construction activities (i.e., grading, excavation, potholing, etc.) within previously undisturbed soils. In the event the Tribal Monitor identifies tribal cultural resources, the monitor shall be given the authority to temporarily halt construction in the immediate vicinity and within 50 feet of the discovery and to determine if it is a tribal cultural resource under CEQA in consultation with Permit Sonoma and, if necessary, the qualified archaeologist. Construction activities can continue in areas at least 50 feet away from the find and not associated with the cultural resource location. If the discovery proves to be significant, additional work such as testing or data recovery may be warranted. Any resources found should be treated with appropriate dignity and respect. At the completion of monitoring activities, all artifacts of Native American origin shall be returned to the culturally affiliated tribe through the tribal monitor.

Mitigation Monitoring Tribal Cultural Resources-1:

Prior to issuance of building or grading permits, the applicant shall provide appropriate agreements with the Federated Indians of Graton Rancheria, or if unavailable an archaeological firm accepted by the Federated Indians of Graton Rancheria to Permit Sonoma for review and approval. Mitigation Measure TCR-1 shall be listed as a note on all grading and building plan sheets submitted for permitting. Prior to final inspections and use permit certificate issuance the applicant shall provide documentation in writing including photos demonstrating that the mitigation was implemented during construction activities.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Comment:

The Forestville Water District issued a letter on August 3, 2021 stating that the project is located within the boundary of the Forestville Water District (FWD) and the "Urban Service Boundary" for the Forestville Water District Sewer Service Zone. Therefore, subject to their rules and regulations, the project can be served by and adequate volume is available from the FWD existing water distribution system and sewer collection system.

Significance Level: No Impact.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Comment: See 9.a above

Significance Level: No Impact.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the**

provider's existing commitments?

Comment: See 9.a above.

Significance Level: No Impact.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Comment:

The solid waste disposal needs at the existing park will continue to be met. Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that will result from the proposed project.

Significance Level: No impact.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Comment:

There is no evidence that the existing park is not complying with all regulations to solid waste. The project will continue to comply with applicable solid waste management and reduction requirements.

Significance Level: No Impact.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project: 1) Substantially impair an adopted emergency response plan or emergency evacuation plan; 2) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; 3) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk of that may result in temporary or ongoing impacts to the environment; 4) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Comment:

According to the Safety Element of the General Plan, the project site is not located in a high wildland fire hazard area.

The project is located in a Local Responsibility Area and is outside of the wildland high and very high fire hazard zones mapped by Wildland Fire Hazard Areas Figure PS 1-g of the Sonoma County General Plan 2020. The project is located in a relatively flat area and surrounded by the urban area of downtown Forestville, residences, and developed agricultural row crops. The County Fire Prevention Division conditioned the project to comply with the following design standards:

- a. **Access roads:** minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
 - i. Residential and Commercial Roads 20 feet in width required.
 - ii. Driveways must have minimum 12 feet in width required.

- b. **Premises Identification and Road Naming:** Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
- c. **Gates:** Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
- d. **Water Supply:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
- e. **Building Features:** Fire sprinklers and fire alarm system may be required based on existing and new use.

There is no separate emergency evacuation plan for the County. Furthermore, the project would not cause an interference with emergency evacuations. County Fire Prevention is requiring that the Owners and Operators provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the California Fire Code) to Sonoma County Fire for approval. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.

Significance Level: Less Than Significant Impact.

21. MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Comment:

According to the Open Space Map for Planning Area 4 of the General Plan, the project site is not designated with a BR (Biotic Resource) combining district. This means that there are not designated riparian corridors or critical habitat areas within the project site. There are no known special status species on or adjacent to the project site, and none listed on the State's Diversity Database. The project development does not include any work within a creek. The project would not disturb or place any fill of any wetland. The project would not substantially interfere with the movement of migratory fish or wildlife species.

Significance Level: Less than Significant Impact

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Comment: Cumulative projects include development of a park including a restroom and storage building, a transit shelter, amphitheater with a stage and wetland preserve, with event activities in the project area. These projects have not resulted in any significant effects to which the project would make a cumulatively considerable contribution. As noted in this initial study, this project will not result in significant adverse impacts related to traffic congestion or safety. The project will not make a considerable contribution to any other significant cumulative impacts.

Significance Level: Less than Significant Impact

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Comment: The project would not result in any significant changes to the existing environment. The proposed project will have a less than significant impact on vehicle miles traveled. Aesthetic and Noise mitigation measures have been incorporated into the project to reduce effects to surrounding neighbors in terms of exterior lighting and amplified sound. Based on the discussion and information provided in this initial study, the project environmental effects will not cause substantial adverse effects on human beings, either directly or indirectly.

Significance Level: Less than Significant Impact

References

1. Sonoma County Important Farmland Map 1996. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
2. Assessor's Parcel Maps, County of Sonoma
3. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) <http://www.arb.ca.gov/>
4. California Natural Diversity Database, California Department of Fish & Game, <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>
5. PRMD, Sonoma County General Plan 2020 (as amended), September 23, 2008.
6. California Environmental Protection Agency - <http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm>; California Regional Water Quality Control Board - <http://geotracker.swrcb.ca.gov/>; California Dept. of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - <http://www.ciwmb.ca.gov/SWIS/Search.asp>
7. Alquist-Priolo Special Studies Zones; State of California; 1983. http://www.conservation.ca.gov/cgs/rghm/ap/Pages/official_release.aspx
8. Flood Insurance Rate Maps, Federal Emergency Management Agency <https://msc.fema.gov/portal>
9. Special Report 120, California Division of Mines and Geology; 1980. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_120/SR_120_Text.pdf
10. General Plan Environmental Impact Report, Sonoma County Permit & Resource Management Department. <http://www.sonoma-county.org/prmd/gp2020/gp2020eir/index.htm>
11. Standard Specifications, State of California Department of Transportation, available online: http://www.dot.ca.gov/hq/esc/oe/specs_html
12. American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning (ANSI A300 (Part 1)-2008 Pruning), American National Standard Institute (ANSI) and National Arborist Association (NAA), 2008;
13. Best Management Practices: Tree Pruning, International Society of Arboriculture (ISA), 2008.

14. Valley Oak Protection Ordinance, County Code Section 26-67; Sonoma County, December 1996.
15. Heritage or Landmark Tree Ordinance, County Code Chapter 26D; Sonoma County.
16. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments; May, 1995.
17. Soil Survey of Sonoma County, California, Sonoma County, U.S. Department of Agriculture; 1972.
https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/sonomaCA1972/sonomaCA1972.pdf
18. Evaluation of Groundwater Resources, California Department of Water Resources Bulletin 118; 2003.
<http://water.ca.gov/groundwater/bulletin118/publications.cfm>
19. Sonoma County Congestion Management Program, Sonoma County Transportation Authority; December 18, 1995.
20. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.
21. Sonoma County Bikeways Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.
22. Sonoma County Permit and Resource Management Department and Department of Transportation and Public Works Traffic Guidelines, 2014
23. Sonoma County Permit and Resource Management Department, Visual Assessment Guidelines, (no date)
24. Sonoma County Permit and Resource Management Department Noise Guidelines, 2017
25. Sonoma County Water Agency, Sonoma Valley Groundwater Management Plan, 2007 and annual reports. <http://www.scwa.ca.gov/svgw-documents/>
26. Sonoma County Water Agency, Santa Rosa Plain Groundwater Management Plan, 2014.
http://www.water.ca.gov/groundwater/docs/GWMP/NC-5_SRP_SonomaCoWaterAgency_GWMP_2014.pdf

Technical Reports (Attached)

- Att 1. LSA, Biological Resources Assessment, West County Trail Extension Project, Pajaro Lane to Highway 116, Forestville, Sonoma County, California, August 2018
- Att 2. LSA, Request for Verification of a Jurisdictional Delineation of the West County Trail Extension Study Site, City of Forestville, Sonoma County, California, October 17, 2018
- Att 3. W-Trans, Updated Focused Traffic Analysis for the Forestville Town Park Project, May 23, 2018
- Att 4. Permit Sonoma, Forestville Downtown Park Parking Analysis, June 25, 2021
- Att 5. Illingworth & Rodkin, Forestville Downtown Park, Sonoma County, CA, Addendum to the Environmental Noise Assessment, June 24, 2021

Tom Origer & Associates, A Cultural Resources Survey for the Forestville Square Project, Forestville, Sonoma, County, California, October 7, 2022 (This report is confidential and is not attached.)

DESIGN REVIEW COMMITTEE RECORD OF ACTION

April 18, 2018

Item No: 3
Time: 2:30 pm
File No.: PLP16-0054
Applicant: Forestville Planning Association
Staff: Hannah Spencer

Con't from: Not Applicable
Env. Doc: Not Applicable

Proposal: Request for a Use Permit and Design Review for a new public park containing an assembly structure, public restrooms, parking area and associated drainage improvements, bus stop, trail head and bike staging for the West County Trail, music stage, gathering area and amphitheater, kiosk, gazebo, storage shed, outdoor seating and picnic areas, pathways and a water feature located on one 4.09+/- acre parcel in downtown Forestville.

Location: 6990 Front Street, Forestville
APN: 084-031-070
Supervisory District: 5
Zoning: PC (Planned Community) and LG/116 (Local Guidelines Highway 116 Scenic Corridor).

Public Hearing: No

Design Review Committee: Don MacNair, Jim Henderson & Karin Theriault

Staff: Hannah Spencer

Applicant: Forestville Planning Association, Casey McDonald-Project Civil Engineer/Adobe Associates, Michael Cuoio- President of the Forestville Planning Association, Chad Kovaleski- Project Designer

Others: Neighbors/Members of Forestville Planning Association: Ken Smith, Brian Martins

Joe Bartamay- representing property owner directly adjacent to & west of the project site

PROJECT DESIGN:

☒ Preliminary Review ☐ Final Review ☐ Referral Only

ACTION:	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to: _____	Bring Back to Staff Prior to Issuance of Building Permit
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Site Plan	X				
Architecture	X				
Parking & Circulation	X				
Landscaping & Irrigation	X				
Signs	X				
Exterior Lighting	X				
Fence Design	X				

VOTE: Don McNair: X Jim Henderson: X Karin Theriault: X

Ayes: 3

Noes: 0

Absent: 0

Abstain: 0

DESIGN REVIEW RECORD OF ACTION COMMENTS & CONDITIONS

Applicant: Forestville Planning Association
Address: 6990 Front Street, Forestville

File: PLP16-0054
Date: April 18, 2018

NOTE: The applicant is urged to respond under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Final Design Review.

SITE PLAN

1. Consider providing a space for children.

Response: _____

2. Revise the site plan to include the locations of any proposed fencing.

Response: _____

ARCHITECTURE: Building Elevations, Colors, Materials, etc.

1. Try to determine which proposed elements of the park need to be constructed first. Determine if the subject parcel is large enough to include all of the proposed buildings & development.

Response: _____

2. Consider what the park should be used for.

Response: _____

3. Consider installing the stage as part of Phase I.

Response: _____

4. Ensure the project includes Accessible bathrooms and an appropriate path of travel as part of Phase I.

Response: _____

5. The Assembly building doesn't seem to fit will with the other proposed structures.

Response: _____

6. The kiosk, stage and gazebo look different in architectural style- from the event barn, stage and other buildings. Consider more consistency in design of all buildings.

LANDSCAPING

1. Ensure all proposed landscaping and irrigation meets the most current WELO (Water Efficiency Landscape Ordinance) requirements.

Response: _____

PARKING & CIRCULATION

1. Ensure all required Accessible parking is included as part of Phase I.
2. Demonstrate there is adequate parking for all uses in the park, including events. Refer to Permit Sonoma Parking Regulations.

Response: _____

3. The bike rack area should be integrated into the park.

Response: _____

4. Consider an alternate access into the site via access through the western neighbor's property.

Response: _____

SIGNS

1. Provide preliminary park sign information including: type of sign, lighting, colors and materials. Refer to Permit Sonoma Sign Regulations.

Response: _____

EXTERIOR LIGHTING

1. Provide cut sheets for all proposed exterior lighting. Ensure all exterior lighting is Dark-Sky compliant.

Response: _____

FENCE DESIGN

1. If a fence is proposed, provide fence details including colors and materials.

Response: _____

FORESTVILLE DOWNTOWN PARK



SHEET INDEX:

A0.00	COVER SHEET/ SHEET INDEX	L 4.00	LIGHT LOCATION PLAN
C 1.0	OVERALL SITE PLAN	A 2.01	EVENT BARN - PLAN & ELEVATION
C 1.1	EXISTING CONDITIONS PLAN	A 2.02	EVENT BARN - ELEVATION & SECTION
C 2.0	PRELIM. GRADING & DRAINAGE PLAN	A 2.11	KIOSK - PLAN, ELEVATION & SECTION
C 2.1	PRELIM. GRADING & DRAINAGE PLAN	A 2.21	RESTROOMS - PLAN, ELEVATION & SECTION
C 2.2	PRELIM. GRADING & DRAINAGE PLAN	A 2.31	STAGE - PLAN, ELEVATION & SECTION
L 1.00	PLANTING PLAN	A 2.41	GAZEBO - PLAN, ELEVATION & SECTION
L 2.00	TREE PROTECTION PLAN	A 2.51	STORAGE SHED - PLAN, ELEVATION & SECTION
L 2.01	TREE PROTECTION DETAILS	A 4.0	MATERIAL IMAGE BOARD
L 3.00	SIGNAGE PLAN		



SB ARCHITECTS

One Beach Street, Suite 101
San Francisco, CA 94133
T 415/778-8960
F 415/274-2663
info@sbarchitects.com

LandDesign.
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THAT MATTER.

Consultant
LAND DESIGN
491 Bush Street
San Francisco, CA 94108
(415) 217-5273
info@landdesign.com

adobe associates, inc.
civil engineering land surveying landscape
10101 N. Green Ave., Suite 100, San Jose, CA 95131
T (408) 431-3100 F (408) 510-2100
www.adobeassociates.com

**Forestville
Downtown Park**
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 184
Forestville, CA 95436
707-887-1985

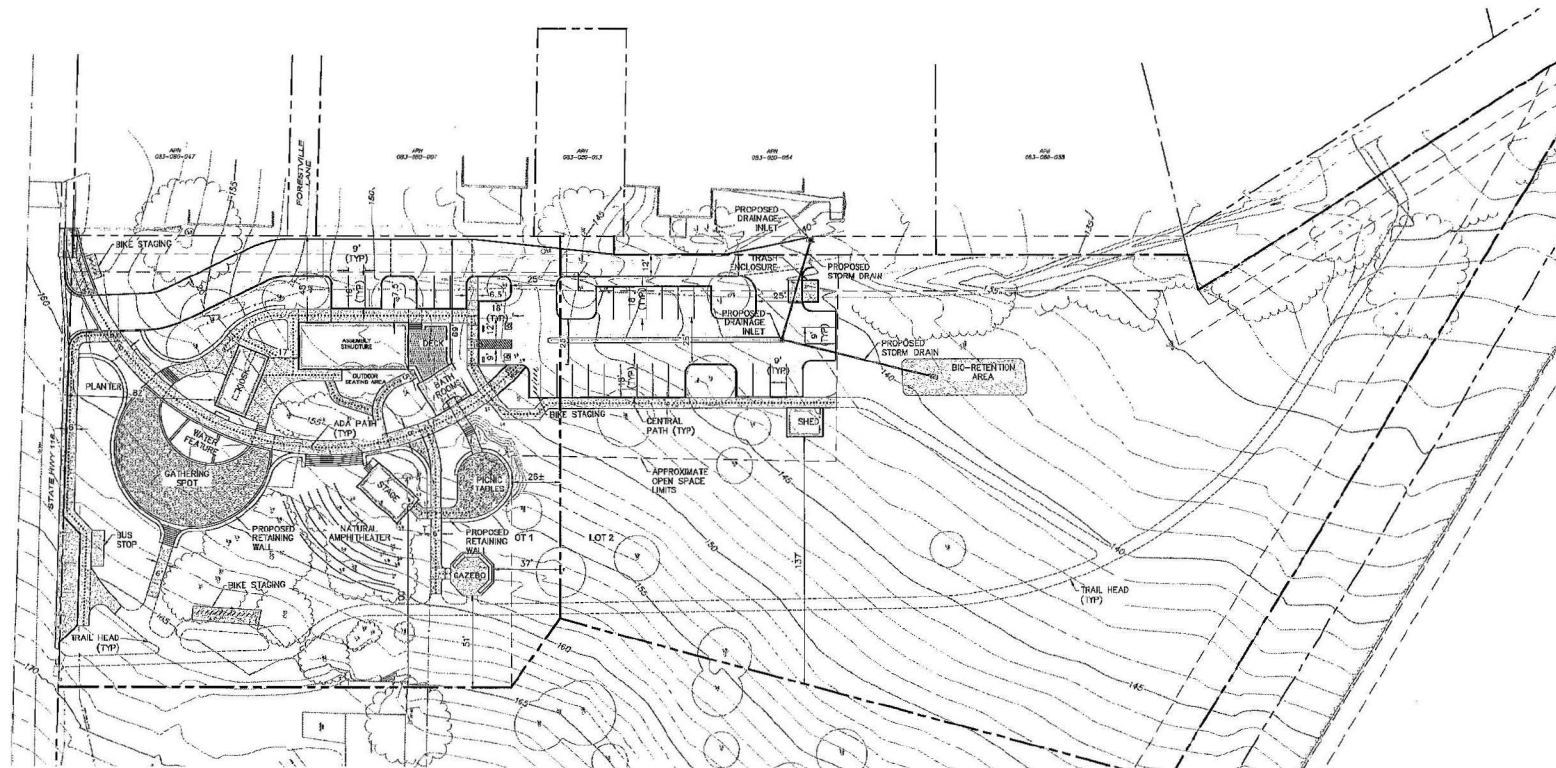
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Use Permit Application 7/16/2017
Use Permit Re Application 8/26/2017

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Sheet Title
Cover Page

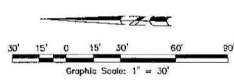
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Use Permit

Sheet No.:
A0.00



PARKING COUNT:

1	VAN ADA STALL
1	ADA STALL
23	BIKE STALLS
30	STANDARD STALLS



LOCATION MAP
NOT TO SCALE



SB ARCHITECTS

One Birch Street, Suite 301
San Francisco, CA 94133
T: 415.775.2400
F: 415.775.2653
A California Corporation

LandDesign.
CREATING PLACES
THAT MATTER.

Consultant: **LANDDESIGN** www.LandDesign.com
485 Bush Street
San Francisco, CA 94108
(415) 741-1954
Columb@landdesign.com

adobe associates, inc.
civil engineering landscape architecture
12281 Divisadero Street, Suite 200, San Francisco, CA 94133
P: (415) 543-3388 F: (415) 543-3301
Website: www.adobeassoc.com
"A Service You Can Count On"

Foresttown Park
Downtown Park
5708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 186
Forestville, CA 95436
707-857-1265



Reviewed:
Use Permit Application: 1/19/2016
Use Permit Re-Application: 04/10/2017

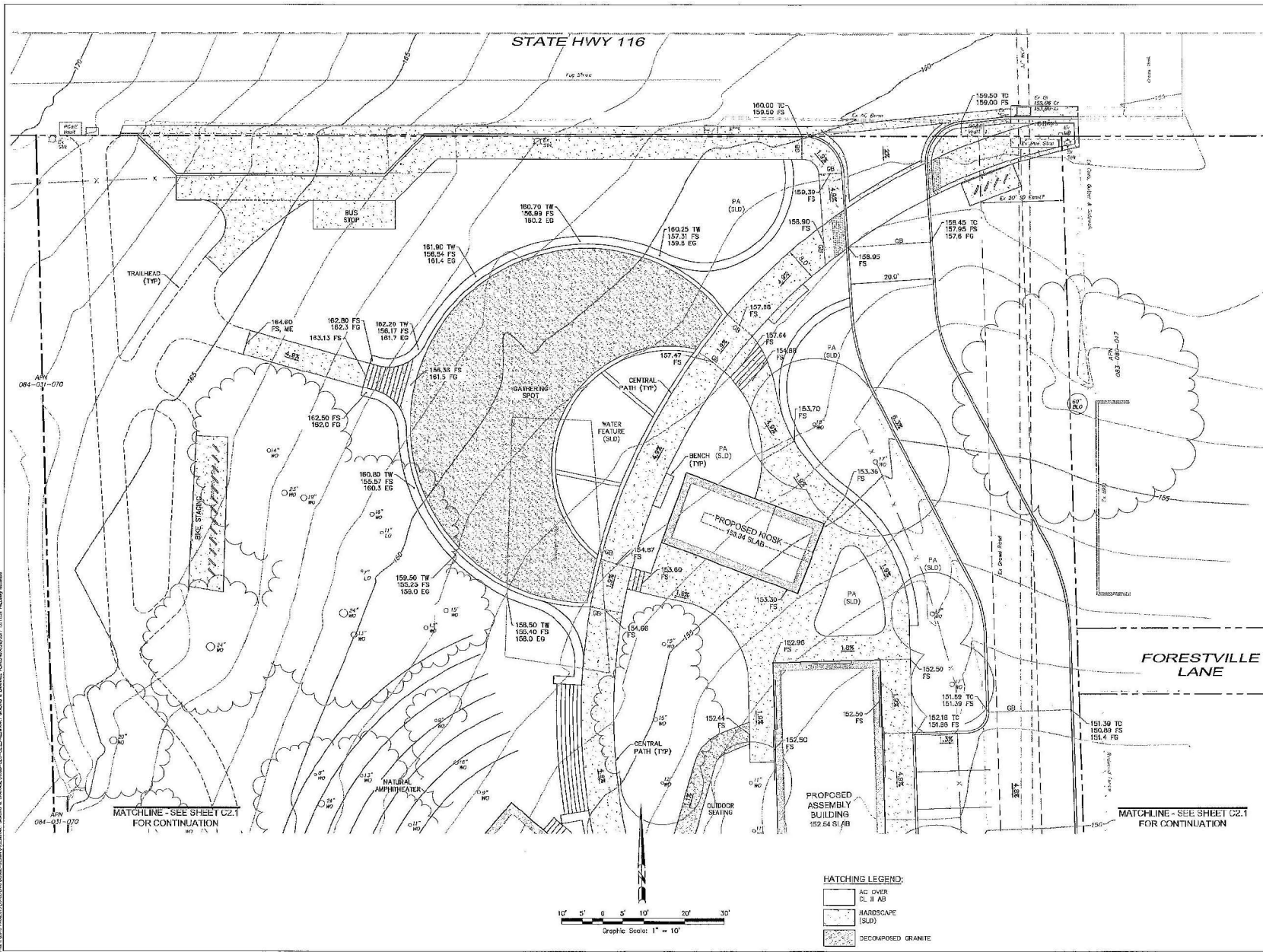
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Overall Site Plan

Plan
Use Permit

Sheet:
C1.0

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SB ARCHITECTS

One Beach Street, Suite 301
San Francisco, CA 94133
T 415/773-0900
F 415/275-9449
info@sbarchitects.com



Client: Forestville Planning Association
LANDDESIGN
401 Brann Street
San Francisco, CA 94146
(415) 754-1501
info@landdesign.com

Client: adobe associates, inc.
adobe associates, inc.
1325 E. Street, Suite 100
San Jose, CA 95128
P 408/253-1250 F 408/253-1261
www.adobe.com

**Forestville
Downtown Park**
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 155
Forestville, CA 95436
707-837-1585



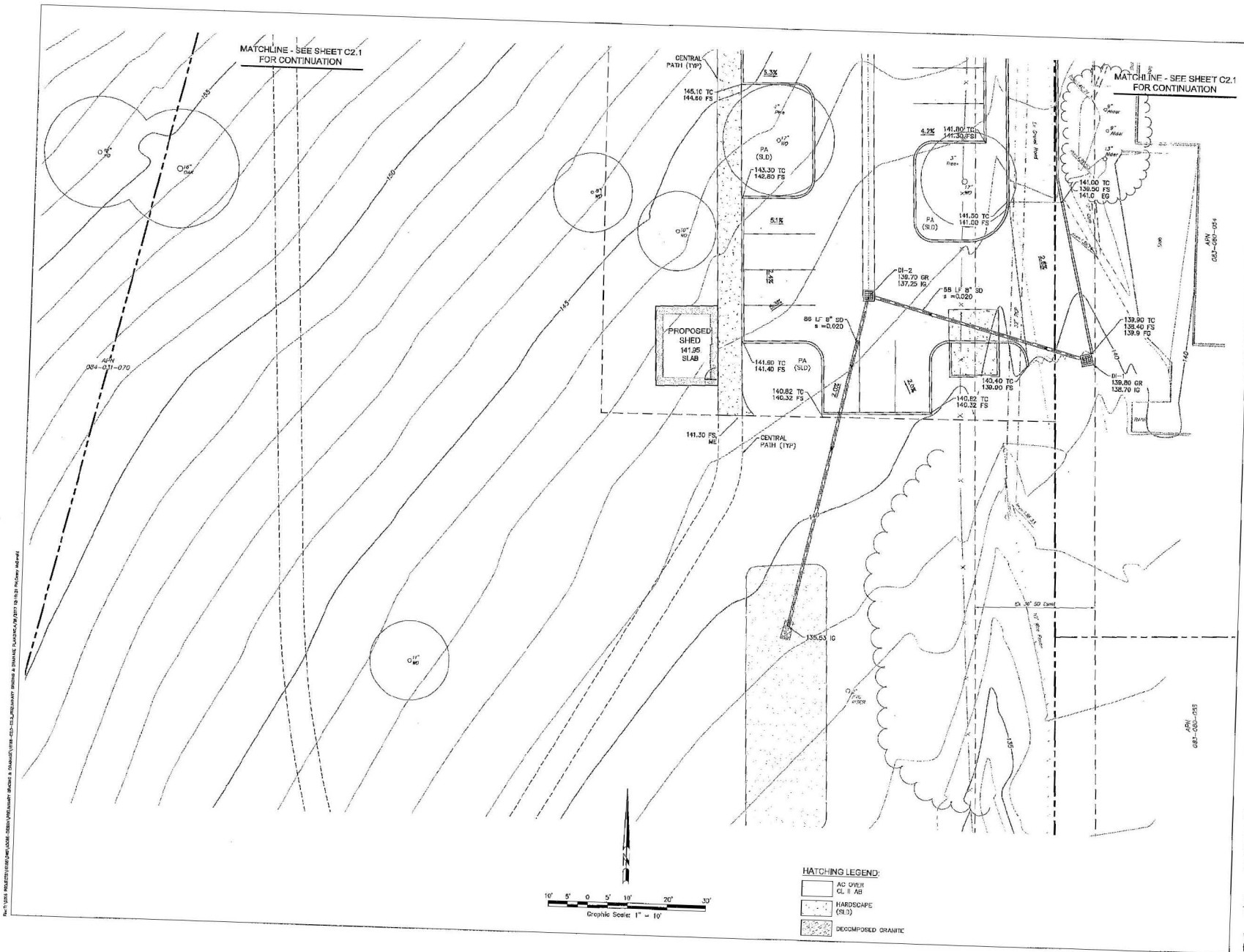
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Joe Permit Application 10/12/2016
Joe Permit Re-application 04/26/2017

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**Preliminary
Grading &
Drainage Plan**

Date:
Use Permit

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SB ARCHITECTS

One South Street, Suite 201
San Francisco, CA 94133
T: 415/673-8960
F: 415/673-8963
A California Corporation

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Consultant
LANDDESIGN
451 Bush Street
San Francisco, CA 94108
(415) 918-1994
CSF@landdesign.com

adobe associates, inc.
Creating the digital world

1201 N. Duane Ave., Suite 200, CA 94061
T: (415) 441-2000 F: (415) 941-2001
WWW.ADOBE.COM

Forestville Downtown Park
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 185
Forestville, CA 95436
530-887-1965



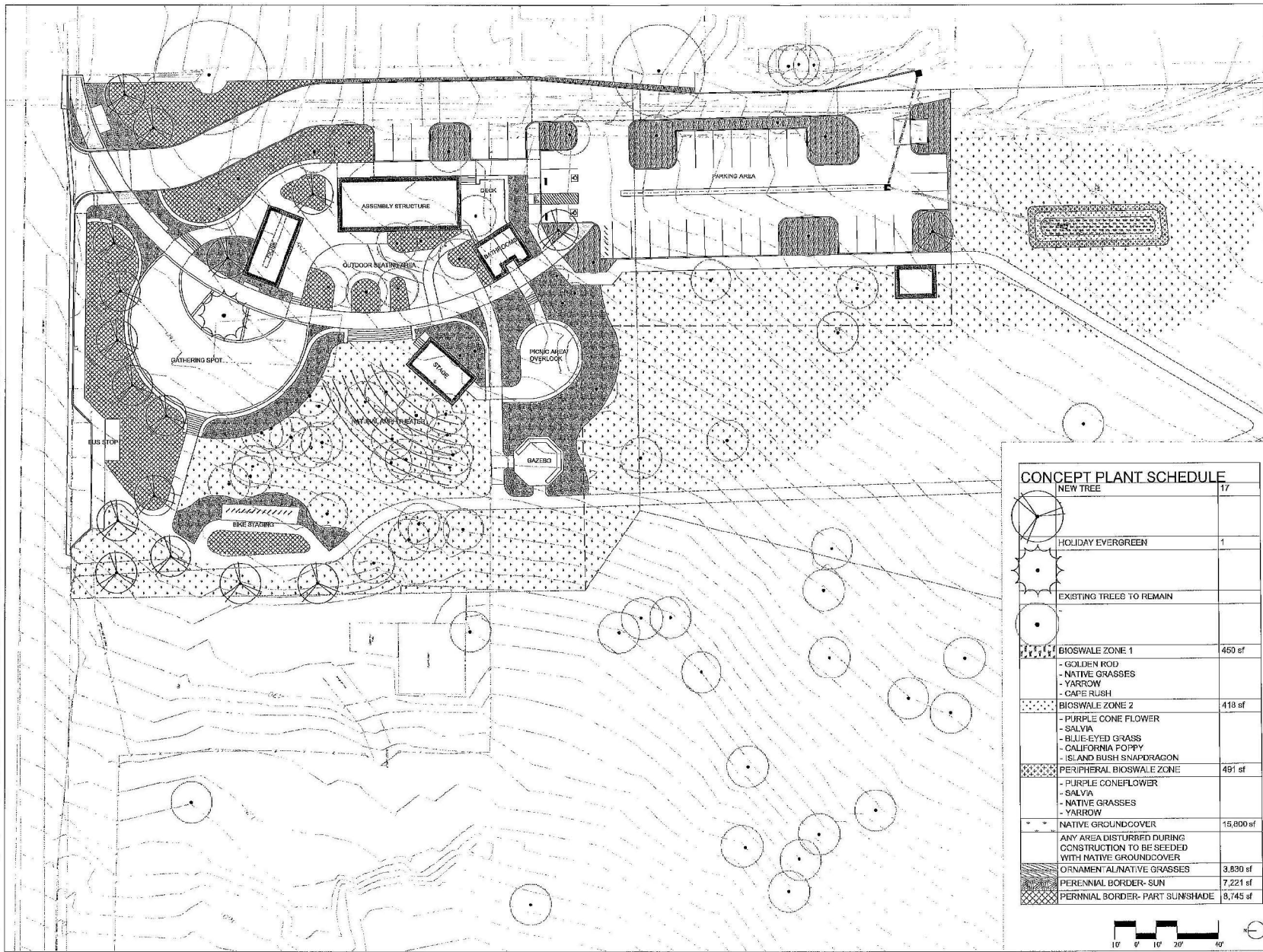
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Use Permit Re-application 04/26/2017

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**Preliminary
Grading &
Drainage Plan**

Use Permit

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One Beach Street, Suite 102
 San Francisco, CA 94134
 T 415.777.8900
 F 415.777.2003
 A California Corporation

LandDesign.
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 THAT MATTER.

Consultant
 LAND DESIGN
 4501 South Street
 San Francisco, CA 94108
 (415) 777-8900
 Commercial@landdesign.com

adobe associates, inc.
 civil engineering / land surveying / landscape architecture
 17200 Divisadero Street, Suite 200, San Francisco, CA 94134
 A (415) 541-1340 F (415) 541-1340
 Website: www.adobeassoc.com
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**Forestville
 Downtown Park**
 6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner
 FORESTVILLE PLANNING ASSOCIATION
 P.O. Box 19
 Forestville, CA 95436
 708-887-1865

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 Use Permit Re Application 4/26/2017

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Sheet No.

PLANTING PLAN

Phone

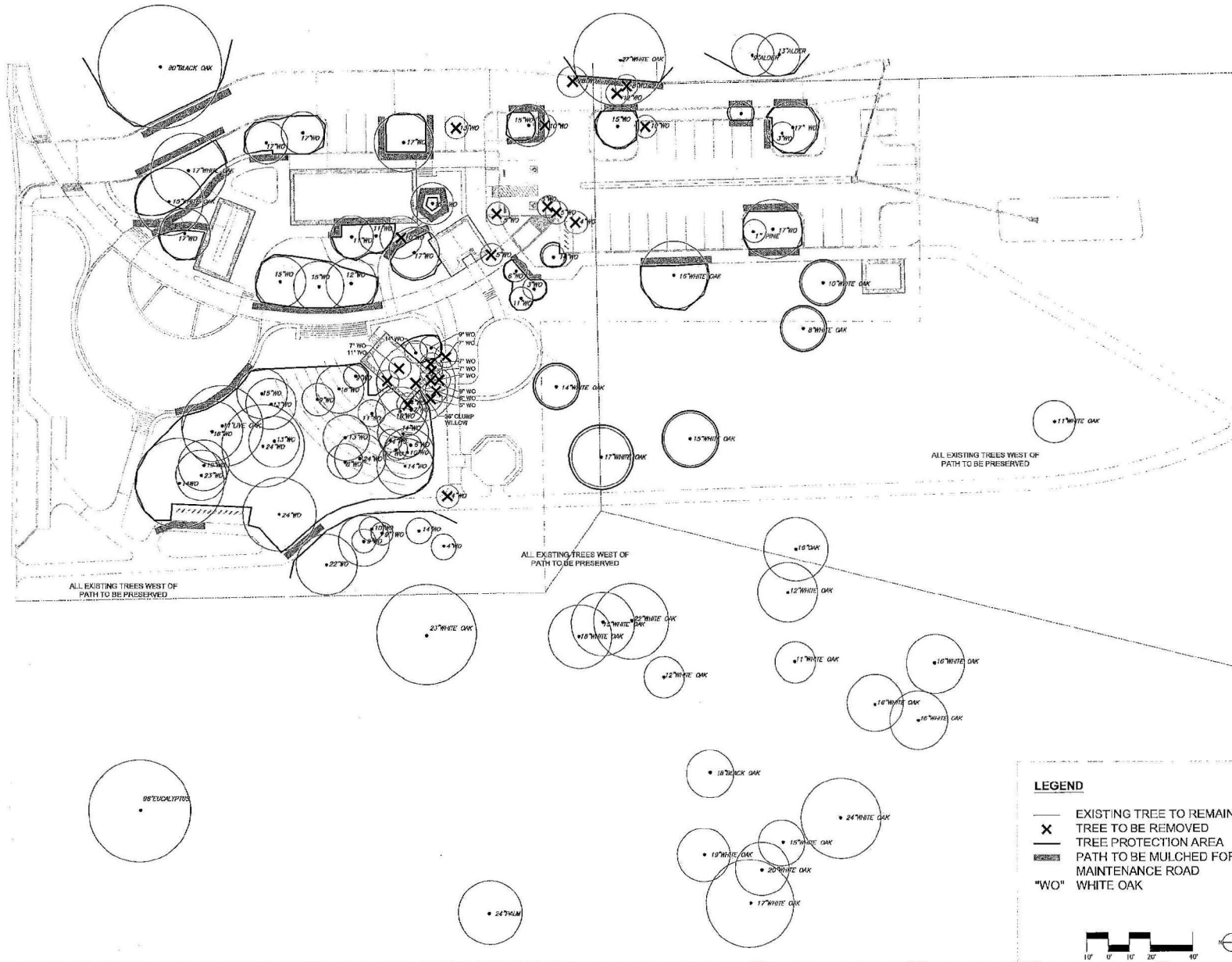
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Sheet No.

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SB ARCHITECTS

One South Street, Suite 101
 San Francisco, CA 94133
 T: 415.777.8555
 F: 415.777.2203
 A: admin@sbarchitects.com

LandDesign.
 CREATING PLACES
 THAT MATTER.

Consultant
 LAND DESIGN
 455 South Street
 San Francisco, CA 94108
 (415) 217-9723
 C: info@landdesign.com

adobe associates, inc.
 civil engineering / landscape architecture
 12218 Donkey Ave. Suite 100 CA 94024
 (415) 341-2442 / (415) 341-2443
 Website: www.aadoc.com

**Forestville
 Downtown Park**
 6708 HIGHWAY 116, FORESTVILLE, CA 95456

Owner
 FORESTVILLE PLANNING ASSOCIATION
 P.O. Box 184
 Forestville, CA 95438
 707-882-1985

Issued	
Use Permit Application	09/2017
Use Permit for Application	01/28/2017

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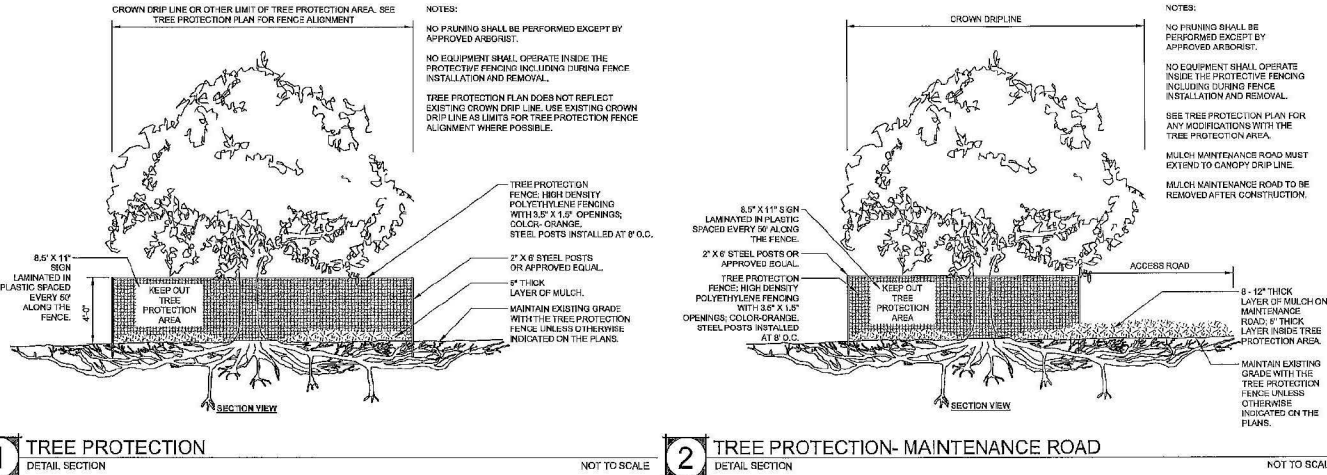
**TREE PROTECTION
 PLAN**

Plan

Use Permit

Sheet No.

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P: 415.274.8800
F: 415.274.2000
A: 415.274.2000

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San Francisco, CA 94108
415.333.3333
C: 415.333.3333

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2015 Main Ave. Suite 100
San Francisco, CA 94103
415.398.1234
www.adobe.com

**Forestville
Downtown Park**
6708 Highway 116, Forestville, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 185
Forestville, CA 95435
707.852.2500

Issued
Use Permit Application: 1/25/2017
Use Permit Re-application: 4/25/2017

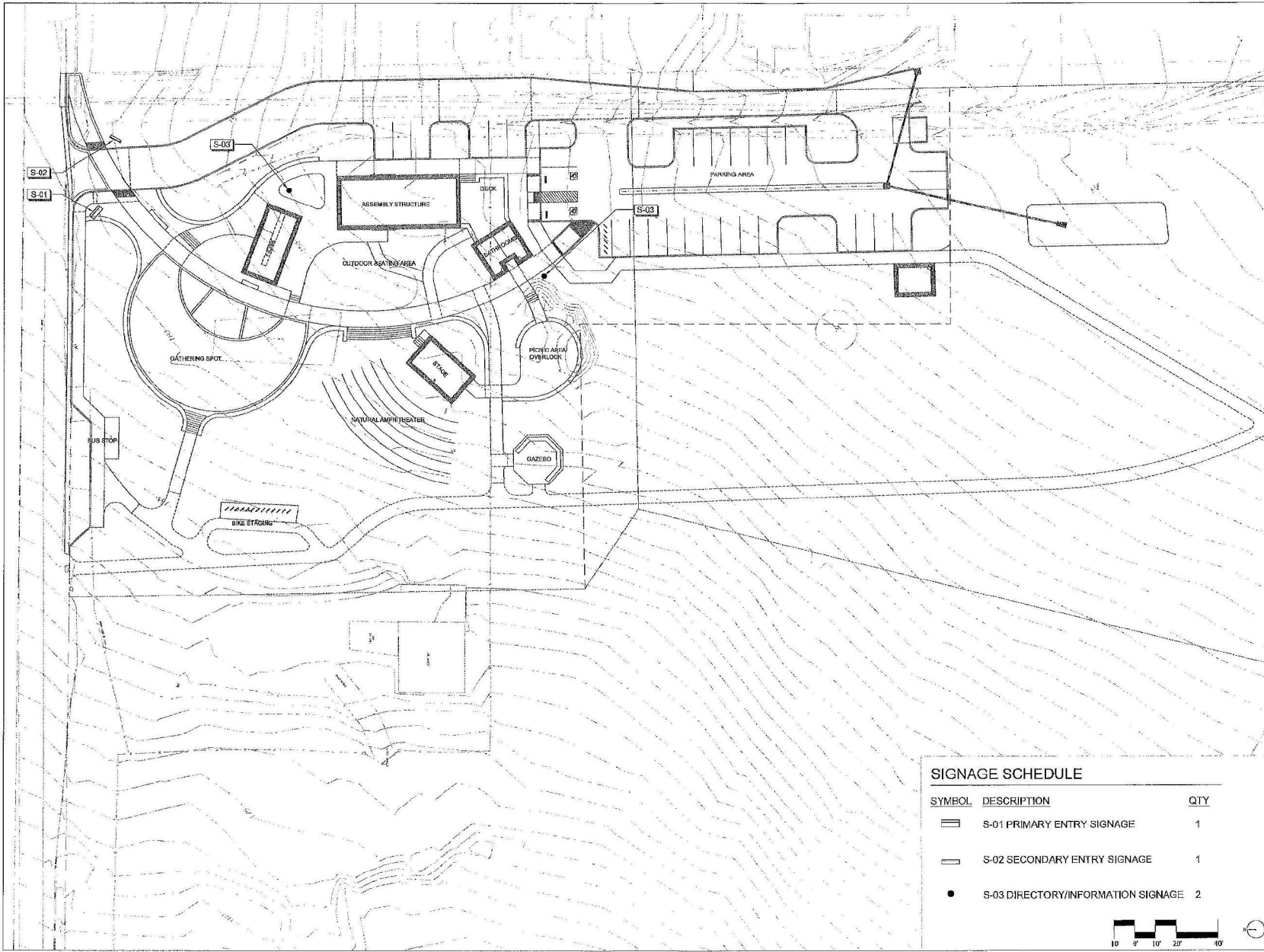
NOT ISSUED FOR CONSTRUCTION
Shea Title

**TREE PROTECTION
DETAIL**

From:

Use Permit:

Sheet No. **L2.01**



SIGNAGE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	S-01 PRIMARY ENTRY SIGNAGE	1
	S-02 SECONDARY ENTRY SIGNAGE	1
	S-03 DIRECTORY/INFORMATION SIGNAGE	2



SB ARCHITECTS

One Branch Street, Suite 101
 San Francisco, CA 94133
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 F: 415.270.2003
 A: info@sbarchitects.com

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**Forestville
 Downtown Park**
 6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
 FORESTVILLE PLANNING ASSOCIATION
 P.O. Box 135
 Forestville, CA 95436
 707-857-1565

Issued

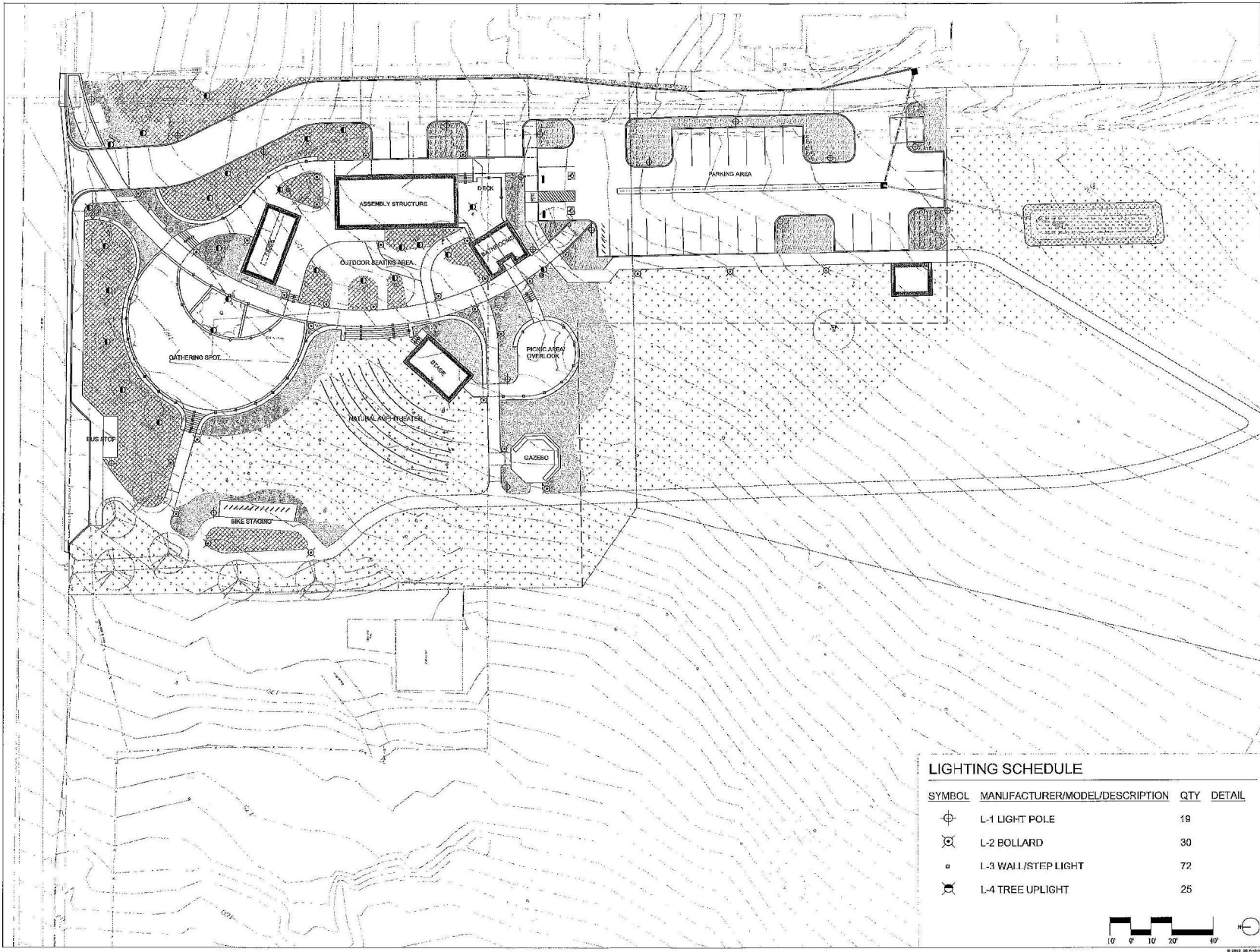
Use Permit Application	1/26/2017
Use Permit Re-application	4/26/2017

NOT ISSUED FOR CONSTRUCTION
 Sheet No.

SIGNAGE PLAN

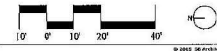
Rev:
 Use Permit:

Sheet No. **L3.00**



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
⊕	L-1 LIGHT POLE	19	
⊗	L-2 BOLLARD	30	
◻	L-3 WALL/STEP LIGHT	72	
⊗	L-4 TREE UPLIGHT	25	



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One Beach Street, Suite 101
San Francisco, CA 94133
T: 415.777.8888
F: 415.774.2003
s@sbarchitects.com

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445 Bush Street
San Francisco, CA 94108
(415) 217-0213
O: 415.217.0213
www.LandDesign.com

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civil engineering land surveying landscape
12201 Shattuck Ave., Suite 100, CA 94621
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WWW.ADOBEASSOCIATES.COM
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**Forestville
Downtown Park**
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 194
Forestville, CA 95436
707-867-7855

Issued
Date Permit Application: 1/10/2017
Date Permit Issued/Issued: 4/26/2017

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Sheet Title

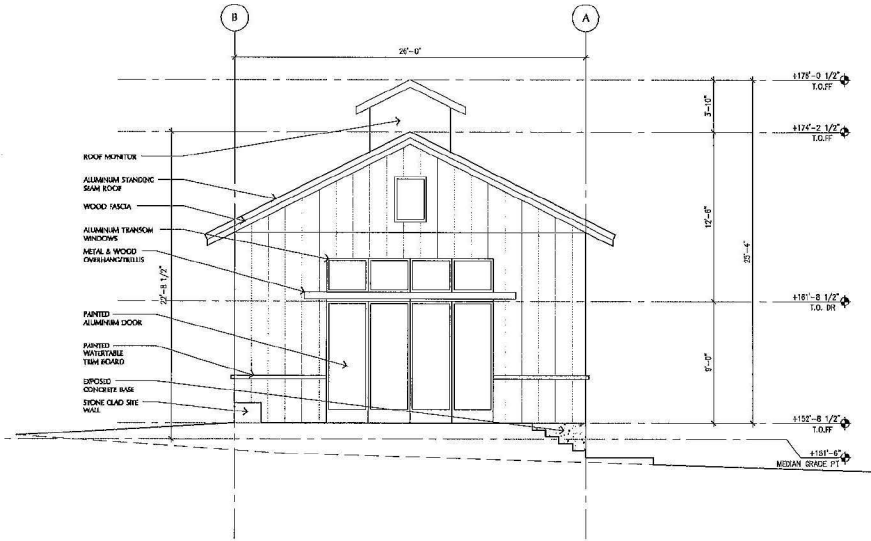
**LIGHT LOCATION
PLAN**

Name

Use Permit

Sheet No.

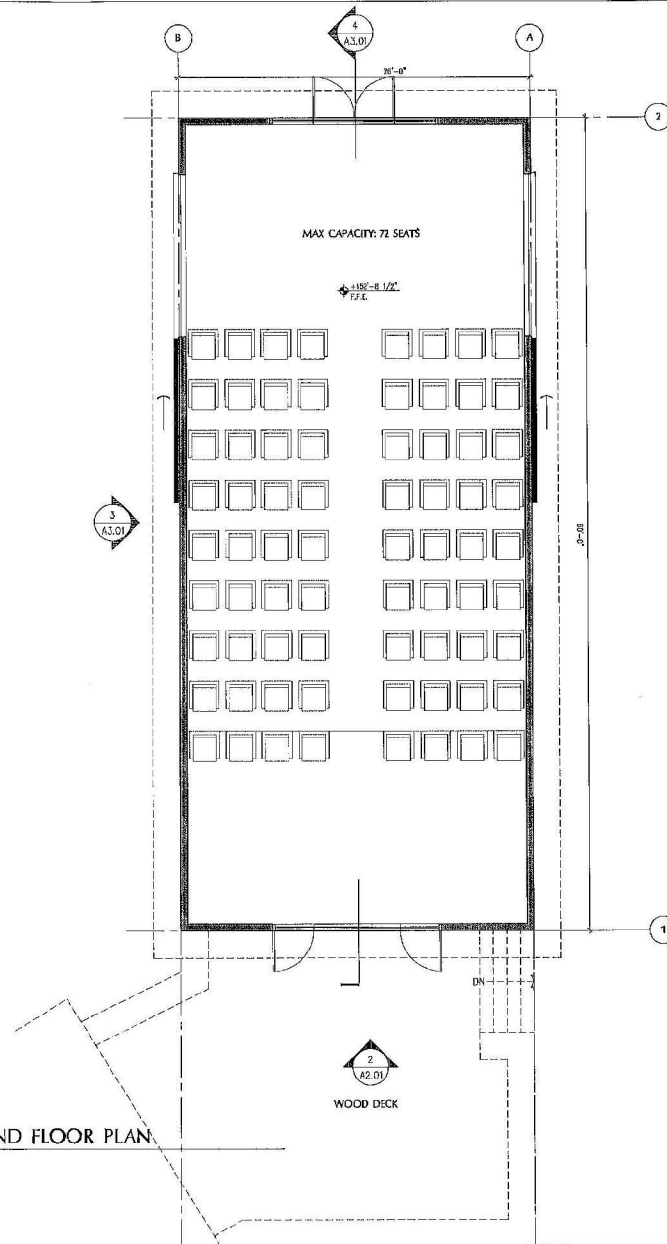
L4.00



2 EVENT BARN FRONT ELEVATION
1/4" = 1'-0"

ASSEMBLY BUILDING AREAS	
	AREA
NET INTERIOR	1,475 SQ. FT.
MAX CAPACITY	72 SEATS
TOTAL GROSS EXTERIOR	1,560 SQ. FT.

1 EVENT BARN GROUND FLOOR PLAN
1/4" = 1'-0"



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One Beach Street, Suite 101
San Francisco, CA 94133
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F: 415.276.2545
A: 415.276.2545

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C: 415.276.2545

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WWW: www.adobe.com
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Forestville
Downtown Park
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 105
Forestville, CA 95436
708-887-1885

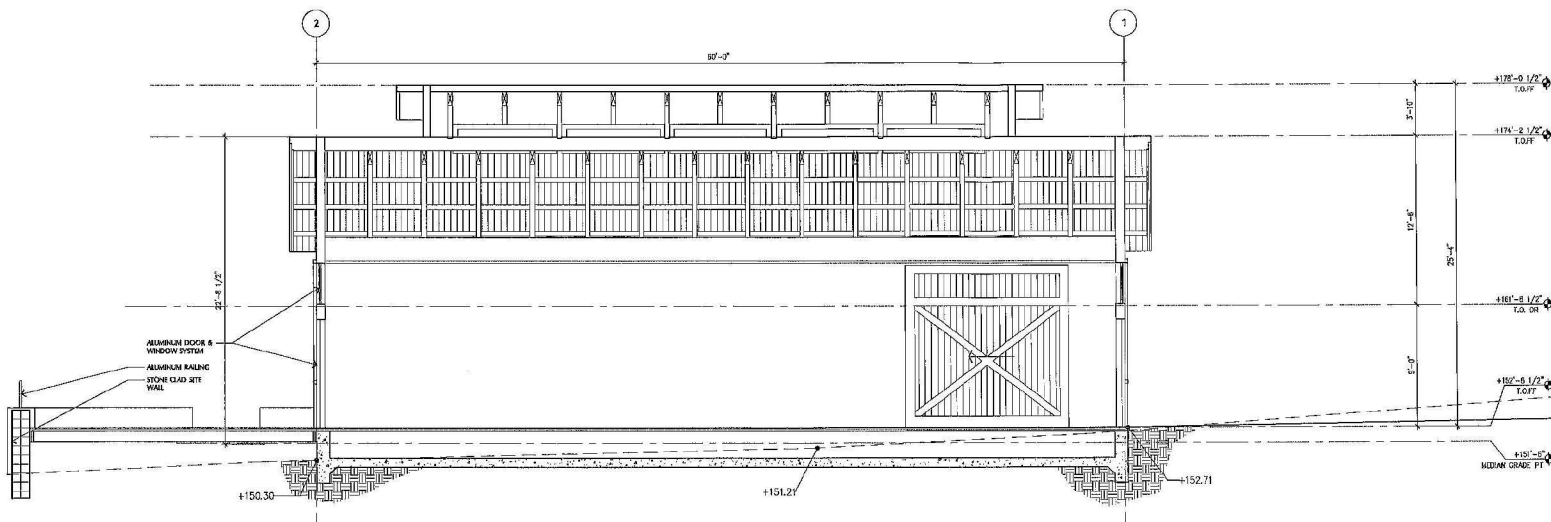
Issued
Use Permit Application 1/10/2015
Use Permit Application 1/10/2015

NOT ISSUED FOR CONSTRUCTION

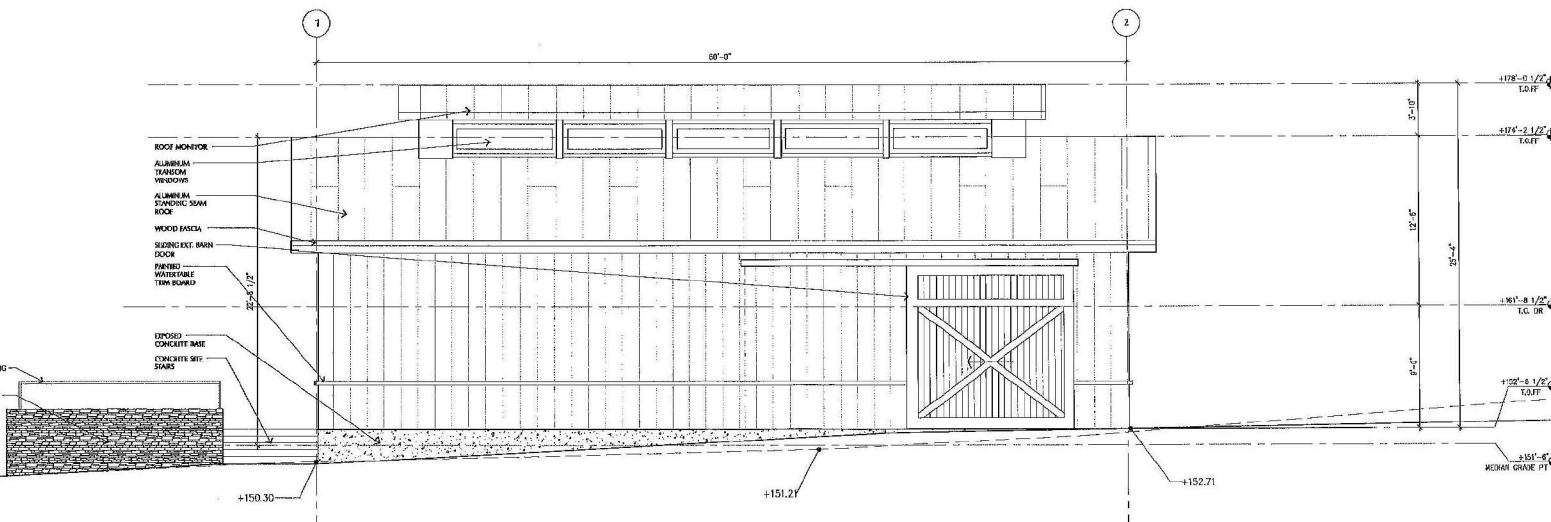
Event Barn

Use Permit

A2.01



4 EVENT BARN SECTION
1/4" = 1'-0"



3 EVENT BARN SIDE ELEVATION
1/4" = 1'-0"



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One Beach Street, Suite 101
San Francisco, CA 94133
T: 415.763.8990
F: 415.774.0000
A: 415.774.0000

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Consultant
LAND DESIGN
485 Stock Street
San Francisco, CA 94109
(415) 237-3277
clay@landdesign.com

adobe associates, inc.
44 Engineering Road
San Jose, CA 95128
(408) 551-1200
www.adobe.com

Forestville
Downtown Park
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Design
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 180
Forestville, CA 95436
707-887-1388

Issued
Use Permit Application 10/5/2016
Use Permit No Application 4/24/2017

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Event Barn

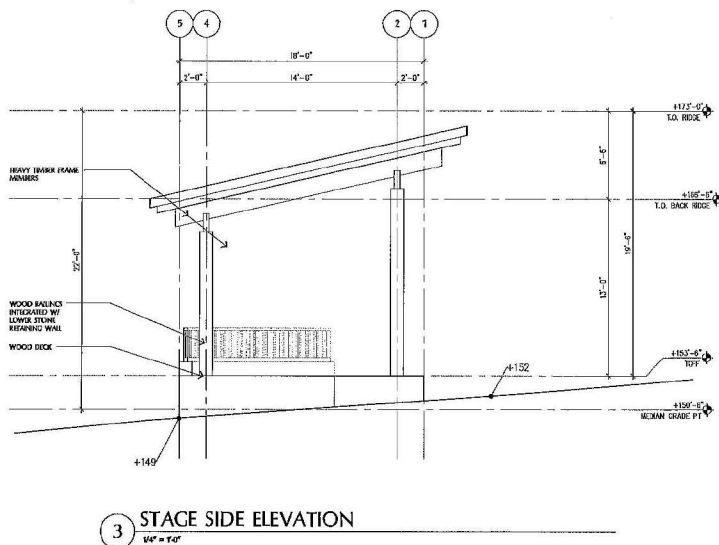
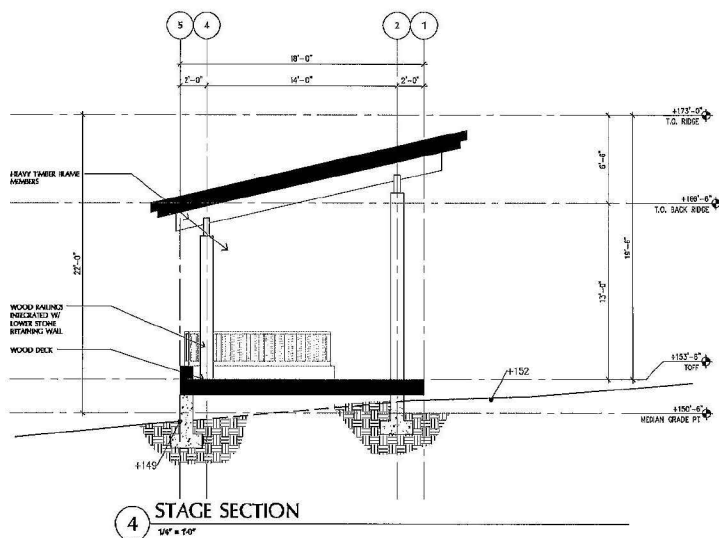
Use Permit

A2.02

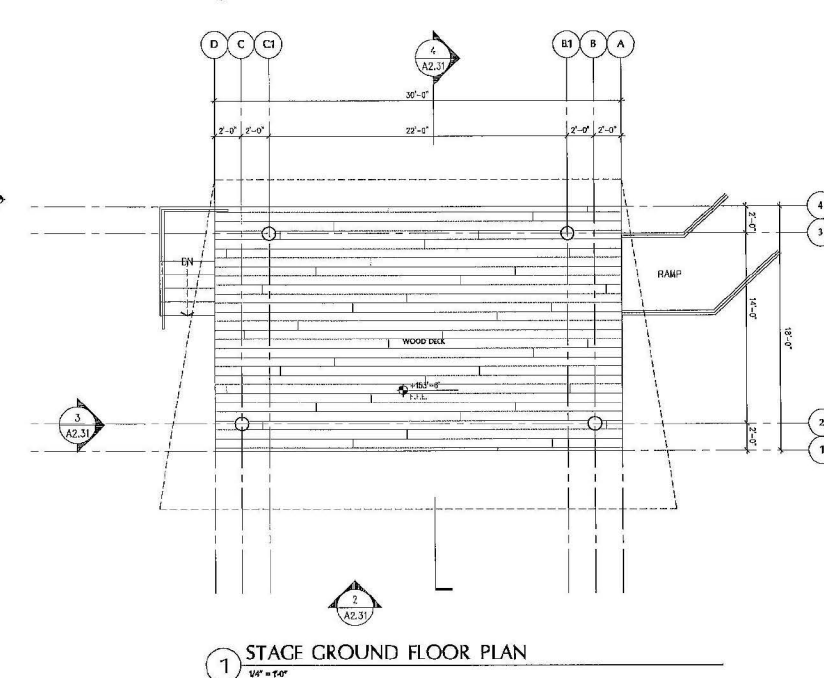
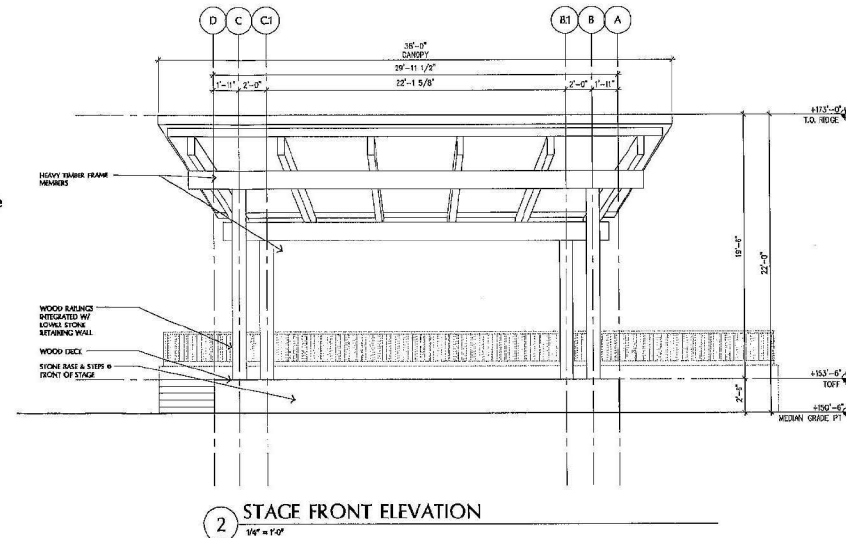


2 RESTROOMS FRONT ELEVATION
1/4" = 1'-0"





AMPLITHEATER BUILDING AREAS	
	AREA
TOTAL GROSS EXTERIOR	546 SQ. FT.



SB ARCHITECTS

One Beach Street, Suite 101
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T 415/673-8890
F 415/274-2003
A Collins & Son, Inc.

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LAND DESIGN
461 Bush Street
San Francisco, CA 94108
(321) 217-5273
Cfrees@landdesign.com

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civil engineering | land surveying | waterworks

1220 M. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.addobio.com

**Forestville
Downtown Park**
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Driver
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 184
Forestville, CA 95436
707-887-1985

Issued

Use Permit Application	10/5/2018
Use Permit Re-Application	4/26/2017

NOT ISSUED FOR CONSTRUCTION

Speed Title

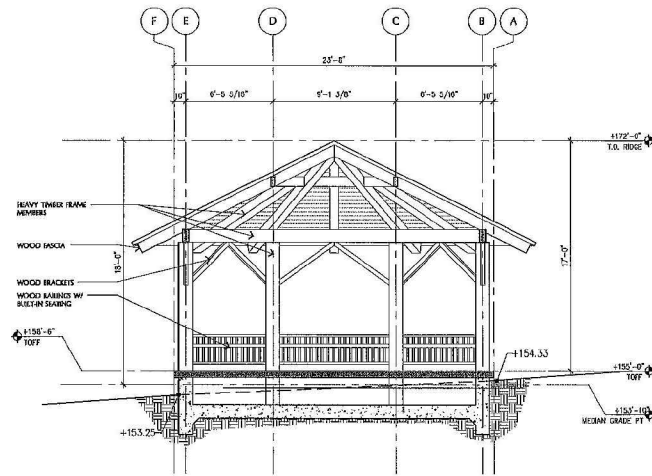
Stage

Flow

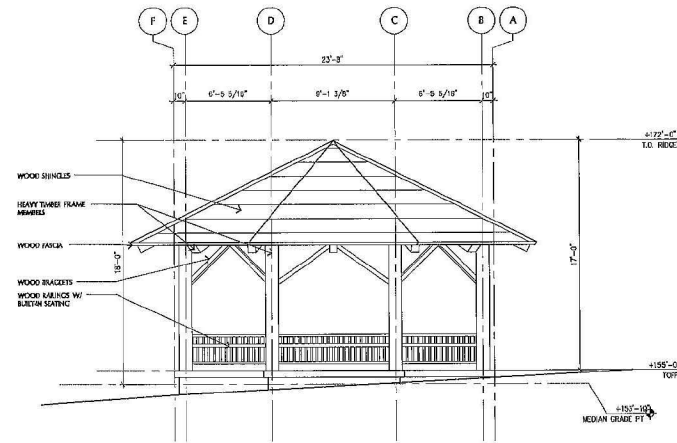
Use Permit

Sheet No.

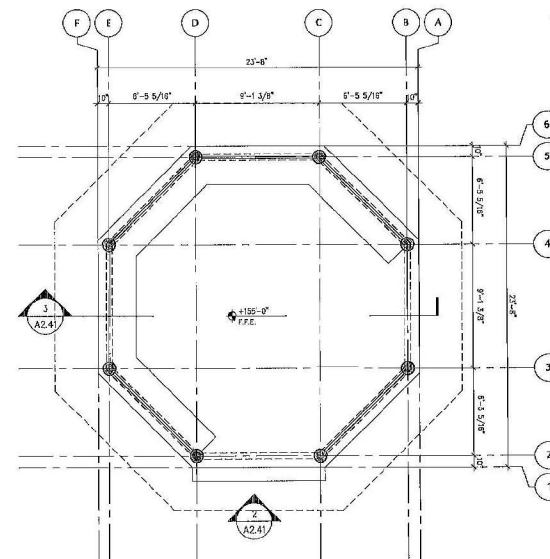
A2.31



3 GAZEBO SECTION
1/4" = 1'-0"



2 GAZEBO FRONT ELEVATION
1/4" = 1'-0"



1 GAZEBO GROUND FLOOR PLAN
1/4" = 1'-0"

GAZEBO BUILDING AREAS	
	AREA
TOTAL GROSS EXTERIOR	464 SQ. FT.



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One Beach Street, Suite 101
San Francisco, CA 94133
T: 415.774.8550
F: 415.774.2553
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463 Bush Street
San Francisco, CA 94109
(415) 227-8573
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an engineering / architecture / interior
17000 Dublin Ave., Suite 200, CA 94568
P: (925) 991-1100 F: (925) 991-1101
info@adobe.com

Forestville
Downtown Park
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner:
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 184
Forestville, CA 95436
707-687-1995

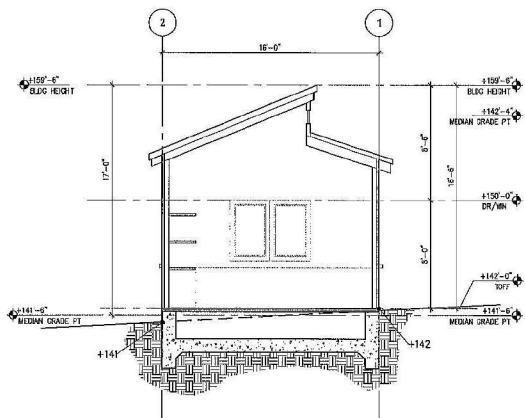
Issued
Date Permit Application: 10/2/2016
Date Permit Re-application: 4/26/2017

NOT ISSUED FOR CONSTRUCTION

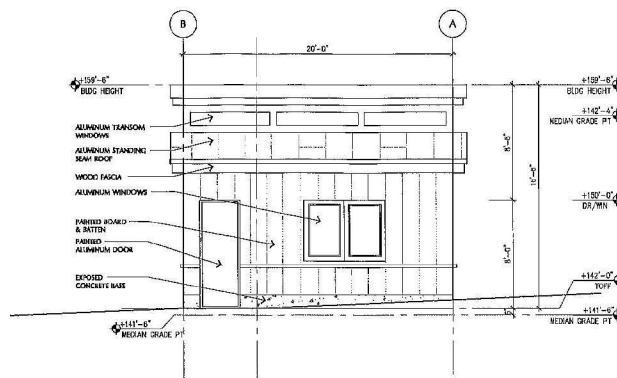
Sheet No.
Gazebo

Notes
Use Permit

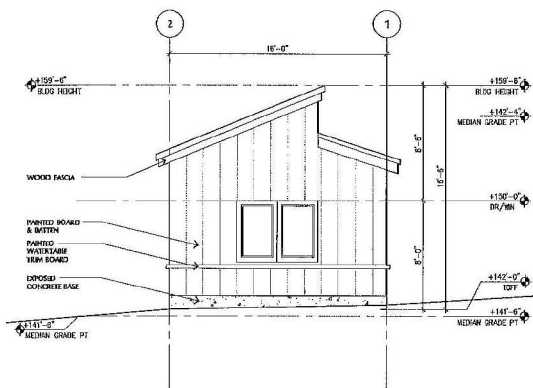
Sheet No.
A2.41



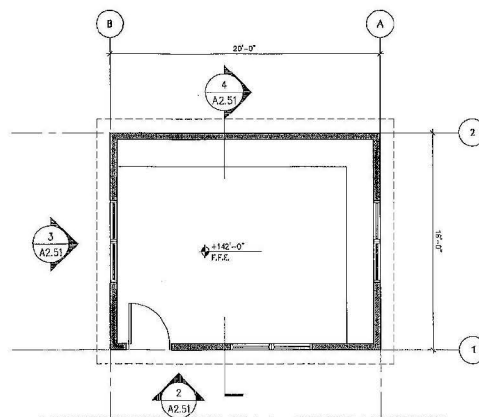
4 STORAGE SHED SECTION
1/4" = 1'-0"



2 STORAGE SHED FRONT ELEVATION
1/4" = 1'-0"



3 STORAGE SHED SIDE ELEVATION
1/4" = 1'-0"



1 STORAGE SHED GROUND FLOOR PLAN
1/4" = 1'-0"

SHED BUILDING AREAS	
	AREA
NET INTERIOR	285 SQ. FT.
TOTAL GROSS EXTERIOR	320 SQ. FT.



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P: 415.774.8800
F: 415.774.2503
A: 415.774.2503

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P: (415) 541-4242 F: (415) 541-2701
WWW.ADOBE.COM

Forestville
Downtown Park
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Center
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 184
Forestville, CA 95436
707-887-1900

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Use Permit Application 10/6/2015
Use Permit Application 4/26/2017

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Sheet Title
Storage Shed

Name
Use Permit
Sheet No.
A2.51

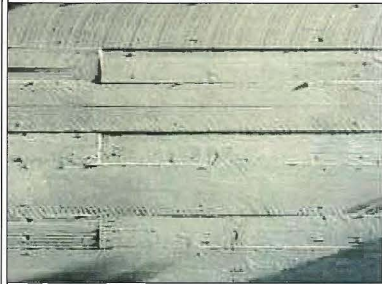
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Layout: 24x36
Printed: Wed, 26 Apr 2017 - 9:10



STANDING SEAM METAL ROOF



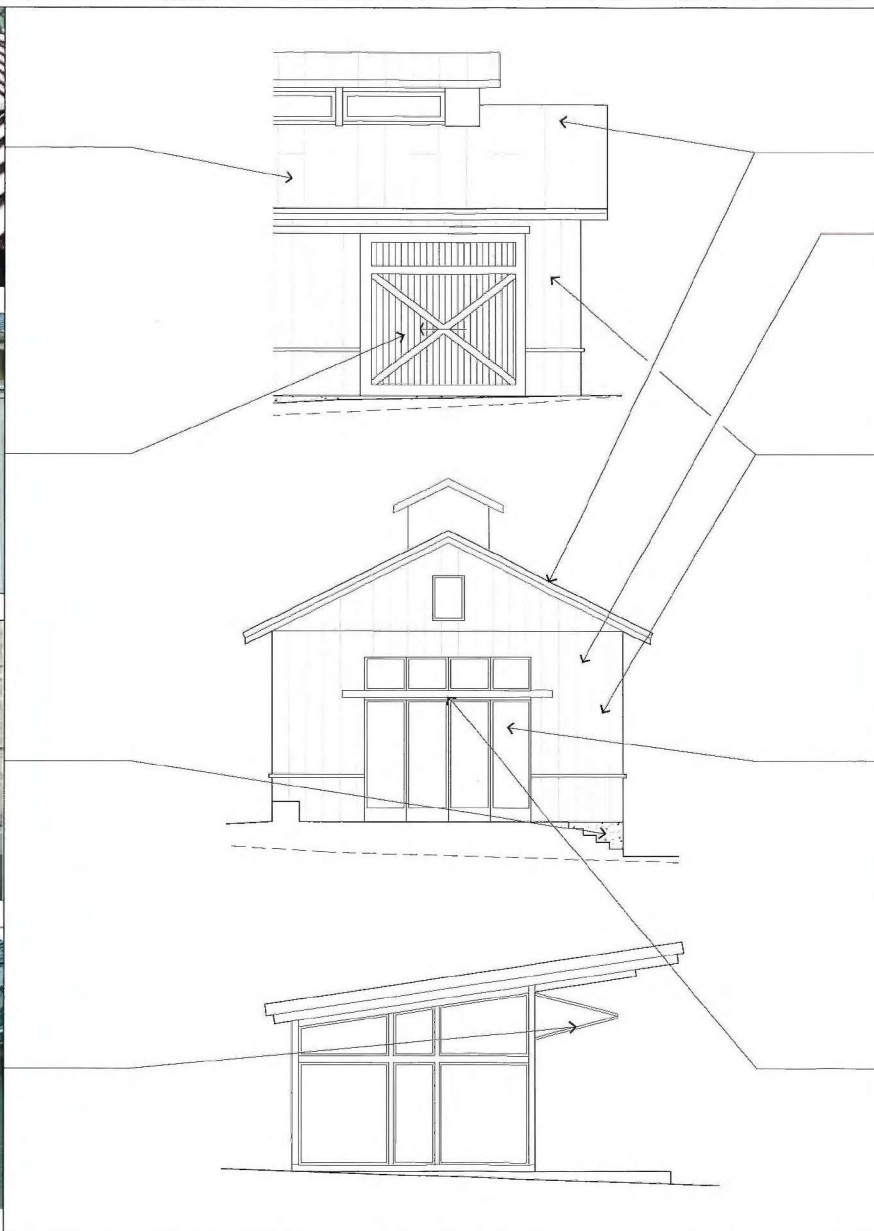
SLIDING BARN DOOR



BOARD FORMED CONCRETE



HANGAR STYLE FOLD UP DOOR



SW 7100
Arcade White

ROOF COLOR • CHARCOAL BLDG COLOR • WHITE



HARDIE • BOARD AND BATTEN SIDING



STAINLESS STEEL DOORS / WINDOWS



ALUMINUM SHADING OVERHANG



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F: 415/274-2902
sba@sbarchitects.com

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Consultant
LAND DESIGN
401, Bush Street
San Francisco, CA 94108
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civil engineering / land surveying / architecture
17180 Chiles Ave., Suite 100, CA 94586
T: (925) 544-2300 F: (925) 544-2304
Website: www.aadobe.com

Forestville
Downtown Park
6708 HIGHWAY 116, FORESTVILLE, CA 95436

Owner
FORESTVILLE PLANNING ASSOCIATION
P.O. Box 186
Forestville, CA 95436
707-857-1185

Issued
Use Permit Application 10/9/2016
Use Permit Re-application N/A 10/9/2017

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Material Image
Board

Use Permit

Sheet No.
A4.00

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660



August 23, 2024

SCH #: 2024071069
GTS #: 04-SON-2024-00920
GTS ID: 33497
Co/Rt/Pm: SON/116/19.477

Hannah Spencer, Supervisor Planner
County of Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403

Re: Forestville Downtown Park — Mitigated Negative Declaration (MND)

Dear Hannah Spencer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Forestville Downtown Park project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the July 2024 Draft MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project will provide urban open space with opportunities for public recreational amenities that include 24 bicycle parking spaces at West County Trailhead, an improved parking lot for 17 vehicles and one American Disabilities Act (ADA) accessible space and relocated bus stop with a new shelter. This project site is located directly adjacent to State Route (SR)-116.

Travel Demand Analysis

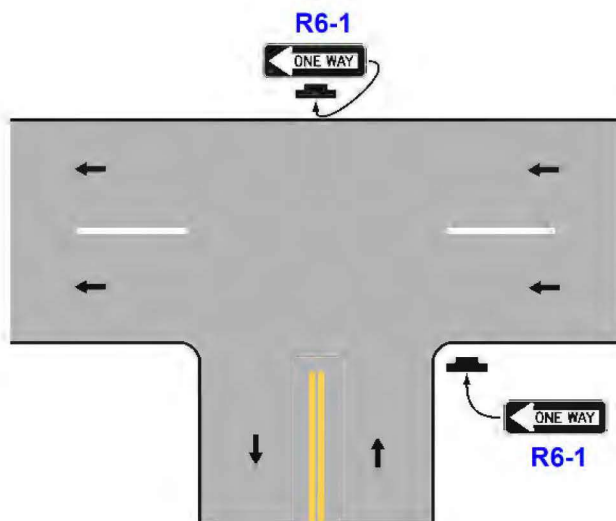
With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Project Driveway

Please submit roadway plans for Caltrans to review and consider using postmile to identify the location. Sight distance from the driveway should be checked per Highway Design Manual Procedure. Also, please clarify how vehicles will be prevented from left in/left out to/from the driveway.

The project applicant shall install the ONE WAY sign (R6-1) (Right Turn) below as showed in Figure. 2B-14 of California Manual on Uniform Traffic Control Devices (MUTCD) at the exit corner of the driveway on the right and at the median through the encroachment permit process. Please review the MUTCD ([link](#)) for more detailed information.



Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Please note that Caltrans has proposed a safety project on SR-116 at Green Valley Road intersection. It proposes to install a fully actuated traffic signal system or construct a roundabout to reduce the number of collisions. Construction is scheduled

to begin in winter 2026. Though the safety project is relatively distant from this proposed project, potential coordination might be needed.

Lead Agency

As the Lead Agency, the County is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet ADA Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner, via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Hannah Spencer, Supervisor Planner
August 23, 2024
Page 4

Sincerely,

A handwritten signature in black ink, appearing to read 'Yunsheng Luo', is written over the printed name.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

From: [Hannah Spencer](#)
To: [Marina Montes](#); [Stacie Groll](#)
Cc: [Catherine Iantosca](#)
Subject: RE: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice - District Comments
Date: Wednesday, September 4, 2024 1:23:00 PM
Attachments: [PLP16-0054 Referral Packet 11-2-21.pdf](#)
[PLP16-0054 GSW Conditions.pdf](#)

Hi Marina,

I responded to your questions below and will save your comments to the record and ensure the Project Conditions of Approval address SCAPOSD requirements. Note, I will be

-Hannah

From: Marina Montes <Marina.Montes@sonoma-county.org>
Sent: Thursday, August 22, 2024 4:04 PM
To: Stacie Groll <Stacie.Groll@sonoma-county.org>; Hannah Spencer <Hannah.Spencer@sonoma-county.org>
Cc: Catherine Iantosca <Catherine.Iantosca@sonoma-county.org>
Subject: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice - District Comments

Hi Hannah and Stacie,

Below are the District's comments on the planning project for the Forestville Planning Association (Permit #: PLP16-0054), which will take place on the Forever Forestville Conservation Easement. Please let me know if you have any questions regarding our comments.

1. We understand that a grading permit will be issued as part of this project. Can you explain how the grading permit was triggered? The Easement requires prior District approval for the movement of over 50 cubic yards of material in any calendar year. We're trying to understand whether this is something we need to address. **Once the use permit is approved by the Board of Supervisors (to be scheduled after the Planning Commission hearing), the applicant will be required to comply with Conditions of Approval for grading in accordance with County Codes for construction grading and drainage. The applicant's application (page 4 of the attached referral packet) estimates the project will result in approximately 266 cubic yards of cut and 103 cubic yards of fill. Our Engineering Division required a grading permit as a draft condition of approval (attached).**
2. Please note that the Easement only permits special events within the designated Building Envelope. **We can require the applicant demonstrate compliance with the CE prior to grading and building permit issuance as Condition of Approval to the use permit. The applicant explained they are working with SCAPOSD on a BE amendment.**
3. Page 18 of the Mitigated Neg Dec states that the project will require final approval from the Design Review Committee on several items including signage. The Easement permits and restricts certain signs depending on the location and purpose of the sign. Please note we would like to review any plans for future signs to ensure they are consistent with the Easement. **We can require the applicant demonstrate compliance with the CE prior to final**

Design Review as a Condition of Approval to the use permit.

Thank you,
Marina

Ag + Open Space Logo



Marina Montes | Stewardship Specialist
Pronouns: she/her
Sonoma County Ag + Open Space
747 Mendocino Ave, Suite 100
Santa Rosa, CA 95401 | 707.565.5730
www.sonomaopenspace.org

From: [Douglas Messenger](#)
To: [Hannah Spencer](#)
Cc: [Stacie Groll](#)
Subject: RE: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice
Date: Friday, July 26, 2024 3:57:42 PM
Attachments: [image001.png](#)

EXTERNAL

Hanna,

Sonoma County Water Agency has no interests in the sanitary sewer in the Forestville area. If you expect that Sonoma Water has other potential interests, please let me know and I will redirect.

- Doug

From: Stacie Groll <Stacie.Groll@sonoma-county.org>
Sent: Friday, July 26, 2024 3:51 PM
Cc: Hannah Spencer <Hannah.Spencer@sonoma-county.org>
Subject: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice

Greetings,

Please find the attached notice regarding the project in the subject line. Please direct any questions to the project planner at Hannah.Spencer@sonoma-county.org or (707) 565-1928.

Kind Regards,



Stacie Groll
Administrative Assistant
2550 Ventura Avenue, Santa Rosa, CA 95403
www.PermitSonoma.org
o: (707) 565-1900
d: (707) 565-1928
Stacie.Groll@sonoma-county.org



Lobby hours: Monday, Tuesday, Thursday, Friday 9:00 AM to 4:00 PM. Wednesday 10:30 AM - 4:00 PM.

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From: [WB-DWPDIST25](#)
To: [Hannah Spencer](#)
Cc: [Earls, Lareina A.@Waterboards](#); [Pelen, ElenaJoy@Waterboards](#); [Anderson, Misha@Waterboards](#); [Bricker, Allyson@Waterboards](#); [Foster, Matt@Waterboards](#)
Subject: RE: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice
Date: Wednesday, July 31, 2024 4:44:58 PM
Attachments: [image001.png](#)
[image002.png](#)

EXTERNAL

Hannah,

Thank you for taking the time to speak with me today regarding potential comment from our office on PLP16-0054 and for providing the information on the project water source (CA4910019 Forestville Water District). As you noted, that Forestville Water District Public Drinking Water System No. CA410019 will provide an agreement to supply water for the project and may need to amend the current water supply permit with DDW. I have included the assigned DDW staff for Forestville Water District, Matt Foster, Sanitary Engineer, who can be reached at matt.foster@waterboards.ca.gov or by phone at 707-576-2108 for further questions or if additional information is needed.

Thank you,



Lareina A. Earls
Environmental Scientist
Marin District 25
Division of Drinking Water
State Water Resources Control Board
lareina.earls@waterboards.ca.gov
Ph: 707-576-2698

From: WB-DWPDIST25 <DWPDIST25@Waterboards.ca.gov>
Sent: Wednesday, July 31, 2024 3:22 PM
To: Hannah Spencer <Hannah.Spencer@sonoma-county.org>
Cc: Earls, Lareina A.@Waterboards <Lareina.Earls@Waterboards.ca.gov>; Stacie Groll <Stacie.Groll@sonoma-county.org>
Subject: RE: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice

Hannah,

I called and left a voicemail today for you regarding the above-mentioned Sonoma County Planning item. It is unclear what the source of potable water for the project will be and if there will be another opportunity for our office to make comment in the future when/if the drinking water source information becomes available, if it is available already I am not sure where to find that specific information (i.e., new groundwater well or connection to existing public water system like Forestville Community Water District). With this information the State Water

Resource Control Board Division of Drinking Water may potentially want to respond as early as possible with comment and if now is the correct time I am not clear how we should proceed with the public hearing aspect for comment. However, if there will be another opportunity for comment in the future of this projects planning timeline that would be good to know as well, and our office can proceed accordingly.

Thank you,



Lareina A. Earls
Environmental Scientist
Marin District 25
Division of Drinking Water
State Water Resources Control Board
lareina.earls@waterboards.ca.gov
Ph: 707-576-2698

From: Stacie Groll <Stacie.Groll@sonoma-county.org>
Sent: Friday, July 26, 2024 3:51 PM
Cc: Hannah Spencer <Hannah.Spencer@sonoma-county.org>
Subject: PLP16-0054 (6990 Front St., Forestville) MND Legal Notice

EXTERNAL:

Greetings,

Please find the attached notice regarding the project in the subject line. Please direct any questions to the project planner at Hannah.Spencer@sonoma-county.org or (707) 565-1928.

Kind Regards,



Stacie Groll
Administrative Assistant

2550 Ventura Avenue, Santa Rosa, CA 95403

www.PermitsSonoma.org

o: (707) 565-1900

d: (707) 565-1928

Stacie.Groll@sonoma-county.org



Lobby hours: Monday, Tuesday, Thursday, Friday 9:00 AM to 4:00 PM. Wednesday 10:30 AM - 4:00 PM.

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